



DEVELOPMENT PERMIT SUBMISSION
TO THE
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

FOR

WARD VILLAGE, LAND BLOCK 5, PROJECT 1
488 WARD AVENUE

APRIL 18, 2013



Hawaii Community Development Authority
 Planning Office
 461 Cooke Street
 Honolulu, Hawaii 96813
 (808) 594-0340 FAX (808) 594-0299

PERMIT APPLICATION



APPLICANT INFORMATION

Applicant Victoria Ward Ltd.
 Mailing Address 1240 Ala Moana Boulevard, Suite 200
Honolulu, HI 96814
 Telephone No. (808)591-8411
 Project Site Address 488 Ward Avenue, Honolulu, HI
 Land Owner Victoria Ward Ltd.
 Address 1240 Ala Moana Boulevard, Suite 200, Honolulu, HI 96814
 Description of Work to be Done _____
A residential housing building with a commercial floor on the ground level

TYPE OF REQUEST

- ☐ Rules Clearance
☐ Improvement Permit
☒ Development Permit
☐ Conditional Use Permit
☐ Conditional Use of Vacant Land
☐ Temporary Use
☐ Development (Makai)
☐ Other _____

PARCEL INFORMATION

21050001, 21050061,
 Tax Map Key: 21050062

Neighborhood Zone: Single Mixed Use Zone

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

☒ Commercial 49,345 s.f.
☐ Industrial _____
☐ Residential _____
☐ Other _____
 TOTAL _____

Nature of Work

☒ New Building * ☐ Repair
☐ Addition * ☐ Electrical
☐ Demolition ☐ Plumbing
☐ Alteration
☐ Other _____

Proposed Use and Floor Area (s.f.)

☒ Commercial 30,732 s.f.
☐ Industrial _____
☒ Residential 494,803 s.f.
☐ Other _____
 TOTAL 525,535 s.f.

Notes: _____

NOTE TO APPLICANT

- Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
- Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.

For approval of building permits, submit the building permit application form and the following sets of plans:

- Building Department copy
- Job site copy
- HCDA copy (if applicable)

- For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): Nicholas Vanderboom Date: April 18, 2013
 Print name: Nicholas Vanderboom Telephone No.: (808)591-8411

FOR HCDA USE ONLY:

Permit Fee: _____ Paid by: _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: _____ Date: _____ Date: _____

HCDA Approved

The Howard Hughes Corporation
Victoria Ward, Limited
1240 Ala Moana Boulevard
Suite 200
Honolulu, HI 96814

T 808.591.8411
F 808.596.4919

April 18, 2013

HAND DELIVER

Mr. Anthony Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Re: Application of Victoria Ward, Limited for Development Permit, including Joint Development for
Proposed Land Block 5, Project 1 in Kaka'ako, Honolulu, Hawaii

Dear Mr. Ching,

On behalf of Victoria Ward, Limited ("Developer" or "VWL"), a subsidiary of The Howard Hughes Corporation, we are pleased to submit to the Hawaii Community Development Authority ("HCDA" or "Authority") the Developer's application for a Planned Development Permit for Project 1 of Land Block 5 of the Ward Neighborhood Master Plan, a mixed-use, high-rise condominium project (the "Project"). The Project is located at the Mauka, Ewa (northwest) corner of Ward Avenue and Halekauwila Street (TMK Numbers: [1] 2-1-050 : 001, 061, and 062).

A. Background

On January 14, 2009, the Ward Neighborhood Master Plan (the "Ward MP") was approved by the Authority pursuant to Hawaii Administrative Rules ("HAR") Title 15, Chapter 22, Subchapter 8 entitled "Master Plan Rules." Subsequently and as required by the Ward MP decision, a Master Plan Development Agreement for the Ward MP, by and between HCDA and VWL was approved and entered into, effective December 30, 2010 (the "Development Agreement").

Both the Ward MP and the Development Agreement provided that development could proceed in phases initiated by development permit applications, and that the phasing would occur by and within the various Land Blocks, each of which form development lots pursuant to the Ward MP. Additionally, the Ward MP decision required VWL to prepare and submit to the Authority various surveys, assessments and studies prior to submission of the first development permit application. VWL has fulfilled these requirements and is now submitting concurrently three applications for Planned Development Permits, one each on Land Block 2, Land Block 3 and Land Block 5. Each of these Land Blocks comprises one "development lot" pursuant to HAR Title 15, Chapter 22, the Authority's Mauka Area Rules.

B. Project Site Overview

Location

Land Block 5 consists of the lands bounded by Ala Moana Blvd, Ward Avenue, Ilaniwai Street, Halekauwila Street, Cooke Street, and Auahi Street. Project 1 is located at the Mauka, Ewa (northwest) corner of Ward Avenue and Halekauwila Street. The Project is located near the center of the Mauka Area of Kaka'ako Community Development District. Please see Exhibit D-3 for additional location information.

Development Permit

The enclosed application for Planned Development Permit will allow for a combination of commercial and residential redevelopment totaling approximately 525,535 square feet of gross floor area. The Project will be constructed in a single phase which will include ground level retail activity and a residential tower. The 43-story tower will include 415 residential units, including a manager's unit, and approximately 30,732 square feet of commercial space.

Project Site

Project 1 is the initial phase of redevelopment of Land Block 5 as identified in the Ward Neighborhood Master Plan. The Project includes multiple parcels (TMK Numbers: [1] 2-1-050:001, 061, and 062) which are bound by Ilaniwai Street, Ward Avenue, Halekauwila Street and the existing State housing development Kauhale Kakaako Apartments. The Project site currently includes three existing buildings with 49,345 square feet of commercial space and surface parking lot utilized by the stores. Relocation assistance will be provided to current tenants as required under the Ward MP.

C. Ward Neighborhood Master Plan

The Ward Neighborhood Master Plan governs the development of certain lands in Kakaako under the authority of the Hawaii Revised Statutes, Chapter 206E, as amended, and Chapter 22, Title 15, Hawaii Administrative Rules, in effect on January 14, 2009. The Ward MP and Development Agreement specify a number of conditions the Developer must complete prior to applying for its first phase development permit. Each of these prerequisites has been fulfilled as detailed in Exhibit A-4.

D. Land Block 5

Land Block 5 as described and defined in the Ward MP is 17.84 acres and will contain approximately 2,835,404 square feet of future redevelopment as allowed by the Master Plan Permit. Land Block 5 is one Development Lot comprised of several individual lots, and will be bound by a joint development agreement.

E. Master Plan Implementation

On January 14, 2009, the Master Plan Permit was approved. The Master Plan Permit was approved pursuant to Hawaii Administrative Rules (“HAR”) Title 15, Chapter 22, Subchapter 8 entitled “Master Plan Rules.” As set forth in the Master Plan Rules, a master plan is intended to “encourage timely development, reduce the economic cost of development, allow for the orderly planning and implementation of public and private development projects, and provide a reasonable degree of certainty in the development approval process.” HAR §15-22-200(a). A master plan “provide[s] assurances to landowners, developers and investors that projects proposed within a master planned area that are in accordance with the applicable Mauka Area Rules in effect at the time the master plan is approved will not be restricted or prohibited at the permit stage by subsequent changes to those rules.” HAR §15-22-200(c). The master plan provides certain development rights, and necessarily relies upon development permits for its implementation.

Consistent with the Master Plan Rules and the Master Plan Permit issued under those rules, this Land Block 5, Project 1 planned development permit application is one of the initial steps toward implementing the Master Plan that was approved.

F. Project Description

The Project will include approximately 525,535 square feet of floor area and generally coincide with the following:

- Approximately 25,560 square feet of recreation space at the amenity deck level
- Approximately 30,732 square feet of commercial space with frontage along Ward Avenue
- A tower with a maximum height of 400 feet plus rooftop elements of approximately 15 feet
- A unit mix of 415 housing units which will include an estimated 135 one-bedroom units, 192 two-bedroom units and 88 three-bedroom units.
- The reserved housing developed here will fulfill reserved housing requirements of the Ward MP and may be utilized for other future developments at VWL’s discretion.

G. Description of Urban Design

The Project design is generally consistent with the old Mauka Area Rules, which are applicable under the Ward Neighborhood Master Plan. The site planning strives to provide an outstanding pedestrian environment. The residential tower footprint is approximately 14,265 square feet and oriented Mauka – Makai in an effort to preserve public view planes. The Project will reach a height of 400 feet and total 43 stories, which includes 7 levels in the podium and 36 stories rising above the podium. The amenity deck on the 8th level will include a multi-purpose room with kitchen facility, and outdoor activities. At the street level will be retail space fronting Ilaniwai, Ward, and Halekauwila.

H. Sustainability Strategy

The Project is one of the first buildings being constructed in Ward Village, which is pursuing LEED for Neighborhood Development (LEED-ND) certification for its entire 60-acre area. LEED-ND works in coordination with building-level certifications to promote neighborhood-scale sustainability: walkability, access to transit, affordable housing, access to diverse uses and housing types, and district-wide green building initiatives like energy and water efficiency.

Specifically this project will also pursue LEED BD+C and aim to implement the following sustainable strategies:

Sustainable Sites and Water Efficiency

The building site is located in a district that is a mix of residential, retail and light industrial, and it is well served by public transportation. The mixed use and urban quality of the street exceeds the community connectivity and public transportation access criteria for sustainable sites. The rail system is planned to the South of the site and will further enhance public transportation options. Use of vegetation at open areas provides opportunities for recreation/socialization, improves storm water management and reduces the local heat island effect. High efficiency irrigation systems and water efficient plumbing fixtures will substantially reduce the use of water.

Energy and Atmosphere

The building uses passive strategies to increase energy efficiency. This includes pursuing high performance glass on the façade and natural ventilation where practicable.

Material & Resources, Indoor Environmental Quality

Recycled content, use of regional resources, and reduction of on-site waste are all considerations for the selection and specification of materials for building structure and envelope, for exterior and interior finishes, and for the site development. Material selections will aim to reduce, or to eliminate, volatile organic compounds.

I. Reserved Housing Provision for Delivery

All reserved housing required by the project is satisfied within the building. It is expected that the Project will satisfy more than double the reserved housing requirements of the three concurrent projects on Land Blocks 2, 3, and 5.

J. Bicycle Facility Plans

The Project includes bike racks.

K. Pedestrian, Vehicular Circulation & Noise Impacts

The noise implications of the proposed commercial space, parking garage and operations are described in Exhibit E-8. In addition to management best practices, the noise mitigation efforts are incorporated into the Project design and materials.

L. Traffic Impact Assessment

In October 2012 Wilson Okamoto Corporation completed a Traffic Impact Assessment Report for Phase IA of Ward Village, which includes the Project. Based on the analysis of the traffic data, the report included the following recommendations applicable to the Project:

- Provide sufficient sight distance for motorists to safely enter and exit all project driveways
- Provide adequate on-site loading and offloading service areas and prohibit off-site loading operations
- Provide adequate turn around area for service, delivery, and refuse collection vehicles to maneuver on the project site to avoid vehicle-reversing maneuvers onto adjacent public roadways
- Provide sufficient turning radii at all driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes

The above recommendations have been incorporated into the design and engineering of the Project. As a result, it is not expected to have a significant impact on traffic operations in the Project vicinity. Additional detail is contained in the Traffic Impact Assessment Report under a separate cover.

M. Recreation & Open Space

The seventh level, on top of the podium, is planned to contain open space as well as indoor and outdoor recreational activities. With the exception of the tower footprint, the remainder of the podium rooftop will be predominantly exposed to the open air. These features are aimed toward promoting a healthy lifestyle and sense of community among residents and guests.

N. Public Facilities

As pursuant to the Ward MP, public facilities will be provided within the Ward MP area. In addition, public facilities will be provided on site, for more information please see Exhibit C-5.

The Howard Hughes Corporation
Victoria Ward, Limited
1240 Ala Moana Boulevard
Suite 200
Honolulu, HI 96814

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O. ALL OTHER DESIGN ELEMENTS AS DESCRIBED IN EXHIBITS ATTACHED TO APPLICATION FOR DEVELOPMENT PERMIT

Other Design Elements. All other design elements are more particularly described in the exhibits submitted along with this letter.

Developer will reimburse HCDA for all reasonable costs and expenses incurred in connection with the publication of any required hearing notice by HCDA.

VWL hereby requests that HCDA (a) review the proposed application for Development Permit, including joint development, as more particularly set forth and summarized above and in the application and its supporting documentation, and advise us as soon as possible if the application is complete, (b) then proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule any necessary public hearing and Authority meeting(s) on the matter set forth herein in order to obtain a final determination and approval by HCDA on the proposed Development Permit, including joint development.

If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact the undersigned and/or Development Director, Race Randle.

Respectfully,

VICTORIA WARD, LIMITED



By:
Nicholas Vanderboom
Authorized Signatory
Victoria Ward, Limited

Enclosures

cc:

Race Randle, The Howard Hughes Corporation

Ward Village, Land Block 5, Project 1

Exhibit A-3 List of Exhibits

List of Exhibits		Remarks
Exhibit A-1	Application	
Exhibit A-2	Cover letter signed by Agent	
Exhibit A-3	List of Exhibits	
Exhibit A-4	Requirements for Development Permit Submission - Pre-Application	
Exhibit A-5	Requirements for Development Permit Submission - Application	
Exhibit B-1	FAR Allocation Summary	
Exhibit B-2	Project Relationship to surrounding area, Land Block 5	
Exhibit C-1	Development Timetable and Project Narrative	
Exhibit C-2	Floor Area Allowed & Floor Area Used	
Exhibit C-3	Relocation Plan of Existing Business	
Exhibit C-4	Parking and Loading Summary	
Exhibit C-5	Conformance to Mauka Area Plans & Rules	
Exhibit C-6	Modifications to Mauka Area Plans & Rules	
Exhibit C-7	Site Setback Plan	
Exhibit D-1	Aerial Photo of Surrounding Land Area	
Exhibit D-2	Plot Plan – Tower Location, Footprint and Spacing	
Exhibit D-3	ALTA Survey	
Exhibit D-4	Site Plan	
Exhibit D-5	Open Space Summary	
Exhibit D-6	Ground Level: Commercial, Residential Lobby & Loading	
Exhibit D-7	Second Level: Commercial Parking	
Exhibit D-8	Third Level: Residential Parking	
Exhibit D-9	Fourth Level: Residential Parking	
Exhibit D-10	Fifth Level: Residential Parking	
Exhibit D-11	Sixth Level: Residential Parking	
Exhibit D-12	Seventh Level: Residential Parking	
Exhibit D-13	Eighth /Podium Level: Landscape	
Exhibit D-14	Typical Tower Level – A, Residential Units	
Exhibit D-15	Typical Tower Level – B, Residential Units	
Exhibit D-16	Lanai A	
Exhibit D-17	Lanai B	
Exhibit D-18	42nd and 43rd Levels: Residential Units	
Exhibit D-19	Building Section A	
Exhibit D-20	Building Section B	
Exhibit D-21	Streetscape Wall Section	
Exhibit D-22	Residential Tower Typical Window Wall	
Exhibit D-23	Building Elevation: Ward Avenue (South) and Halekauwila Street (West)	
Exhibit D-24	Building Elevations: North and Ilaniwai Street (East)	
Exhibit D-25	Perspective Image – Image to be updated	
Exhibit E-1	Area City Water System Map	
Exhibit E-2	Area City Sewer System Map	
Exhibit E-3	Area City Drainage System Map	
Exhibit E-4.1	Property Line Tax Map	
Exhibit E-4.2	Property Line Tax Map	

Exhibit E-4.3	Property Line Tax Map	
Exhibit E-4.4	Property Line Tax Map	
Exhibit E-5	Topographic Map	
Exhibit E-6	Flood Hazard Evaluation Map	
Exhibit E-7.1	Pedestrian and vehicular circulation analysis	
Exhibit E-7.2	Traffic Study provided under separate cover	Submitted to HCDA and DPP
Exhibit E-8	Noise Impact Study	(submit later)
Exhibit E-9.1	Shade and Shadow Study (June)	
Exhibit E-9.2	Shade and Shadow Study (December)	
Exhibit E-10	Sustainability Letter	
Exhibit E-11	Wind Pattern	

Howard Hughes

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – A-4

Requirements for Development Permit Submission

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following items must be addressed by VWL for Development Permit submission:

Item	Description	Status
1	Petitioner must submit an application to approve the following amendments to the Mauka Area Plan subsequent to approval of the Master Plan and prior to applying for the first phase permit: (a) Deletion of the Halekauwila Extension to be replaced by a street parallel to Queen Street between Ward Avenue and Kamake'e Street. (b) Deletion of the park/parking garage facility designation along Halekauwila Extension contained in Mauka Area Plan. (c) A single "mixed-use" land designation for VWL-owned lands, instead of "mixed-use commercial" (MUZ-C) and "mixed-use residential" (MUZ-R) land use designations.	per D&O - MP Restatement, §63, Pg. 16 COMPLETE
2	Predictive archaeological model for master plan	D&O - MP Restatement, §111, Pg. 36 SUBMITTED TO SHPD on 07/20/2012
3	Historic building inventory	D&O, § 5, Pg. 45 COMPLETE
4	Archaeological inventory survey plan accepted by SHPD	D&O, § 5, Pg. 45, HAR 13-284-5(c) COMPLETE for Land Block 5, Project 1 AISPP for Ward MP SUBMITTED TO SHPD on 12/14/2012
5	Regional traffic study	D&O, § 5, Pg. 45 COMPLETE
6	Cultural impact assessment	D&O, § 5, Pg. 45 COMPLETE
7	Provide Authority with sustainability guidelines	D&O, § 10, Pg. 47 COMPLETE

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – A-5

Requirements for Development Permit Submission - Application

HAR 15-22-85	Requirements	Exhibits	Remarks
(c) (1)	Location map showing the project in relation to the surrounding area	B-2, D-1, D-2, D-4	
(c) (2)	Site plan	D-4	
(c) (2) (A)	Property lines and easements with dimensions and area	D-3	
(c) (2) (B)	Proposed building location	D-2	
	Elevations	D-23, D-24	
	Sections	D-19, D-20	
	Floor plans	D-6 to D-18	
(c) (2) (C)	Existing building locations, elevations, and dimensions	D-3	
(c) (2) (D)	Topographic information showing existing features and conditions and proposed grading	E-5	
(c) (2) (E)	Location and dimensions of existing and proposed easements, conduits, and rights-of-way	D-4	
(c) (3)	Land use plan	B-1, C-2	
(c) (3) (A)	Locations and uses of all buildings; general bulk and height of all buildings and their relationship to each other and to adjacent areas	B-2	
(c) (3) (A)	Gross floor areas of building; ground coverage; FAR	B-1	
(c) (3) (B)	Preliminary classification of dwelling units by type and number of bedrooms, the number, size, and location of reserved housing units to be constructed	D-4	
(c) (3) (C)	Locations and size of vehicular and pedestrian circulation systems (both exterior and interior); identification of public and private areas and their dimensions; location and dimensions of off-street loading areas; location of points of access to the site and to public transportation facilities	A-2, C-4, D-4, D-5, D-6	
(c) (3) (D)	The locations and dimensions of parking areas, with calculations of the number of parking spaces	C-4, D-6 to D-12	
(c) (3) (E)	Location of land to be dedicated for public facilities	D-4, D-5, D-6	
(c) (3) (F)	Location of land intended for common quasi-public, or amenity use but not proposed to be in	D-4, D-5	

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – A-5

Requirements for Development Permit Submission - Application

HAR 15-22-85	Requirements	Exhibits	Remarks
	public ownership; proposed restrictions, agreements indicating the manner in which it will be held, owned, and maintained in perpetuity for the indicated purpose		
(c) (3) (G)	Landscape plan	D-6, D-13	
(c) (3) (H)	Location and amount of open space and recreation areas	D-4, D-5, D-6	
(c) (4)	Conformance to MAUKA AREA RULES	C-5	
(c) (5)	Development program stating the sequence in which all structures, open and amenity spaces, vehicular and pedestrian circulation systems, and community recreational facilities are to be developed	C-1	
(c) (6)	Relationship to the authority's and city & county of Honolulu's capital improvements program	This project will accommodate the Honolulu Rail Transit that cuts through a corner of the project site, and will address pedestrian flow from the rail transit station across Ward Avenue.	
(c) (7)	Traffic analysis	Submitted separately	
(c) (7)	Wind analysis	Summary on A-2; a report to be submitted	
(c) (7)	Sun analysis	E-9.1, E-9.2	
(c) (7)	Noise impacts analysis	Summary on E-8; a report to be submitted	
(c) (8)	Shade and shadow analysis	E-9.1, E-9.2	
(c) (9)	3-dimensional study model	CD attached	
(c) (10)	Relocation analysis of current business or residential use	C-3	
(c) (11)	Certified notification of tenant lease termination at least 60 days before eviction	C-3	
Planned Development Permit Step 1-A	Application	A-1	
Planned Development	Lease agreement	N/A	

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – A-5

Requirements for Development Permit Submission - Application

HAR 15-22-85	Requirements	Exhibits	Remarks
Permit Step 1-B			
Planned Development Permit Step 1-C	Development timetable	C-1	
Planned Development Permit Step 1-D.1	Property lines and easements with dimensions and area	D-3	
Planned Development Permit Step 1-D.2	Proposed building location, size, spacing, setbacks, and dimensions	C-6, D-2, D-4	
Planned Development Permit Step 1-D.3	Building elevations, sections, floor plans, and site plan	D-4 to D-25	
Planned Development Permit Step 1-D.4	Topographic information	E-5	
Planned Development Permit Step 1-D.5	Access to the project, proposed private roadway, layout of off-street parking and loading facilities, and number of proposed stalls	C-4, D-6 to D-12	
Planned Development Permit Step 1-D.6	Floor area allocation and location of proposed land use	B-1	
Planned Development Permit Step 1-D.7	Location of development in relation to the surrounding land uses	B-2	
Planned Development Permit Step 2.1	Detailed cross section of building including details on façade treatment	D-21	
Planned Development Permit Step 2.2	Conformance to MAUKA AREA PLAN and RULES	C-5	
Planned Development Permit Step 2.3	Fulfillment of the dedication requirements	Public facilities will be dedicated via land and improvements, and will be done in accordance with the "Decision & Order".	
Planned Development Permit Step 2.4	Landscape Plan	D-6, D-13	
Planned Development Permit Step 2.5	Relocation Analysis	C-3	

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – A-5

Requirements for Development Permit Submission - Application

HAR 15-22-85	Requirements	Exhibits	Remarks
Planned Development Permit Step 2.6	Pedestrian and vehicular circulation analysis	Summary on E-7.1; a report has been submitted to HCDA and DPP.	
Planned Development Permit Step 2.6	Noise impact analysis	Summary on E-8; a report to be submitted	
Planned Development Permit Step 2.7	Perspective drawing	D-25	
Planned Development Permit Step 2.7	3-dimensional study model	CD attached	
Planned Development Permit Step 2.8	Tower sunlight impact analysis	E-9.1, E-9.2	
Planned Development Permit Step 2.8	Conformance to tower spacing guidelines	C-5, D-2	with explanation

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

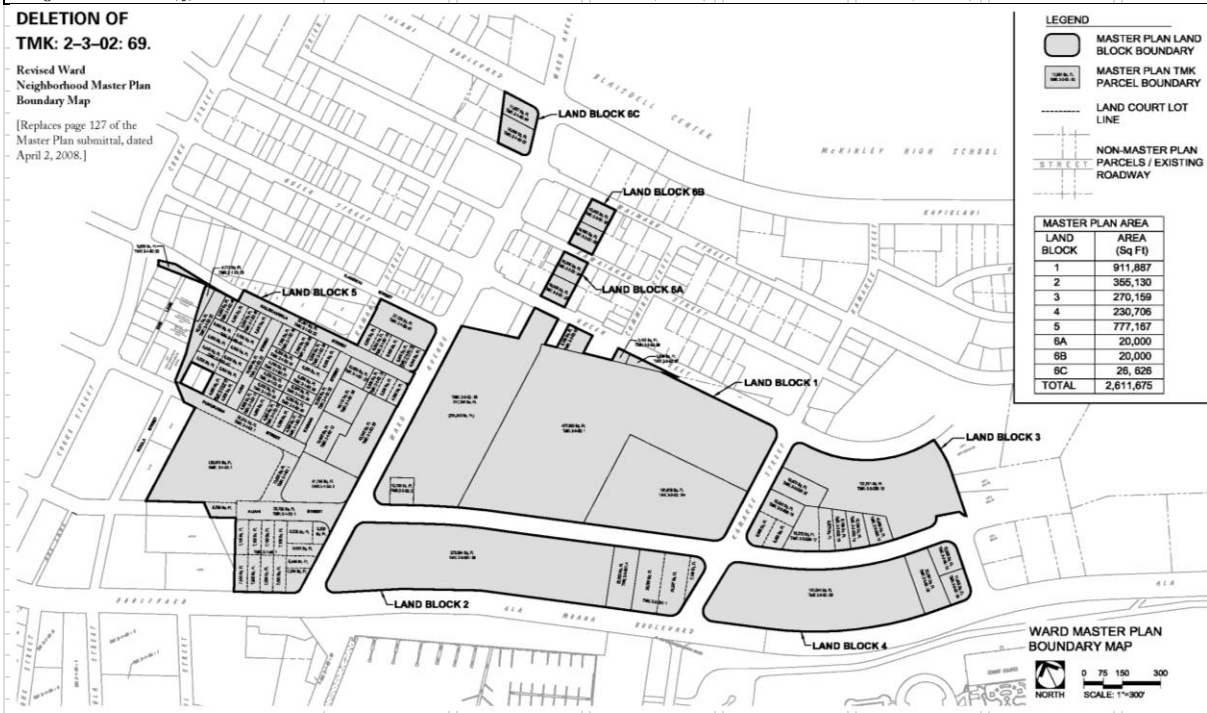
April 15, 2013

Exhibit – B-1

FAR ALLOCATION SUMMARY

Pursuant to the Ward Neighborhood Master Plan Permit and subsequent Development Agreement, the following FAR ALLOCATION SUMMARY outlines the refined estimated distribution of Floor Area throughout the Ward Neighborhood.

Ward Properties - Permitted Uses Summary							
Phase 1 Implementation Program - February 8, 2013							
	LAND BLOCK DEVELOPMENT LOT	LAND BLOCK DEVELOPMENT LOT	LAND BLOCK DEVELOPMENT LOT	LAND BLOCK DEVELOPMENT LOT	LAND BLOCK DEVELOPMENT LOT	LAND BLOCK DEVELOPMENT LOT	TOTAL
	1	2	3	4	5	6	
MASTER PLAN ADDENDUM - 9/12/2008							
Land in Acres (ac)	20.93	8.15	6.20	5.30	17.84	1.53	59.96
Land in SF (sf)	911,887	355,130	270,159	230,706	777,167	66,626	2,611,675
Tabulation per 9/12/2008 Master Plan Addendum #2							
Gross Building Area (sf)	3,046,296	1,537,651	777,105	1,018,650	2,835,404	119,134	9,334,240
Existing Streets (sf)	-	-	-	-	155,296	-	155,296
Open Space Required (sf)	91,189	35,513	27,016	23,071	62,187	6,663	245,639
Public Facilities Required (sf)	104,981	55,391	27,068	37,157	101,580	3,876	330,053
Potential Area Transfer (SF)	(418,875)	188,157	(249,499)	141,967	472,295	(134,045)	-
Potential Area Transfer (%)	-12.1%	13.9%	-24.3%	16.2%	20.0%	-52.9%	
TOTAL APPROVED FAR 9/12/2008	3.34	4.33	2.88	4.42	4.56	1.79	3.80
PHASE I IMPLEMENTATION PROGRAM							
Project 1 on Land Blocks 2,3,5		509,724	600,666		525,535		1,635,925
Ward Village Shops Phase 1			74,160				74,160
Ward Village Shops Phase 2			57,418				57,418
Phase 1 FAR	-	509,724	732,244	-	525,535	-	1,767,503
Remaining FAR	3,046,296	1,177,144	-	1,095,854	2,128,310	119,134	7,566,737
Gross Building Area (sf)	3,046,296	1,686,868	732,244	1,095,854	2,653,845	119,134	9,334,240
Potential Area Transfer (SF)	(418,875)	337,374	(294,360)	219,171	290,736	(134,045)	-
Potential Area Transfer (%)	-12.1%	25.0%	-28.7%	25.0%	12.3%	-52.9%	
TOTAL PHASE I PROGRAM FAR	3.34	4.75	2.71	4.75	4.27	1.79	3.80
Change From 9/12/2008 (sf)	-	149,217	(44,861)	77,204	(181,559)	-	0



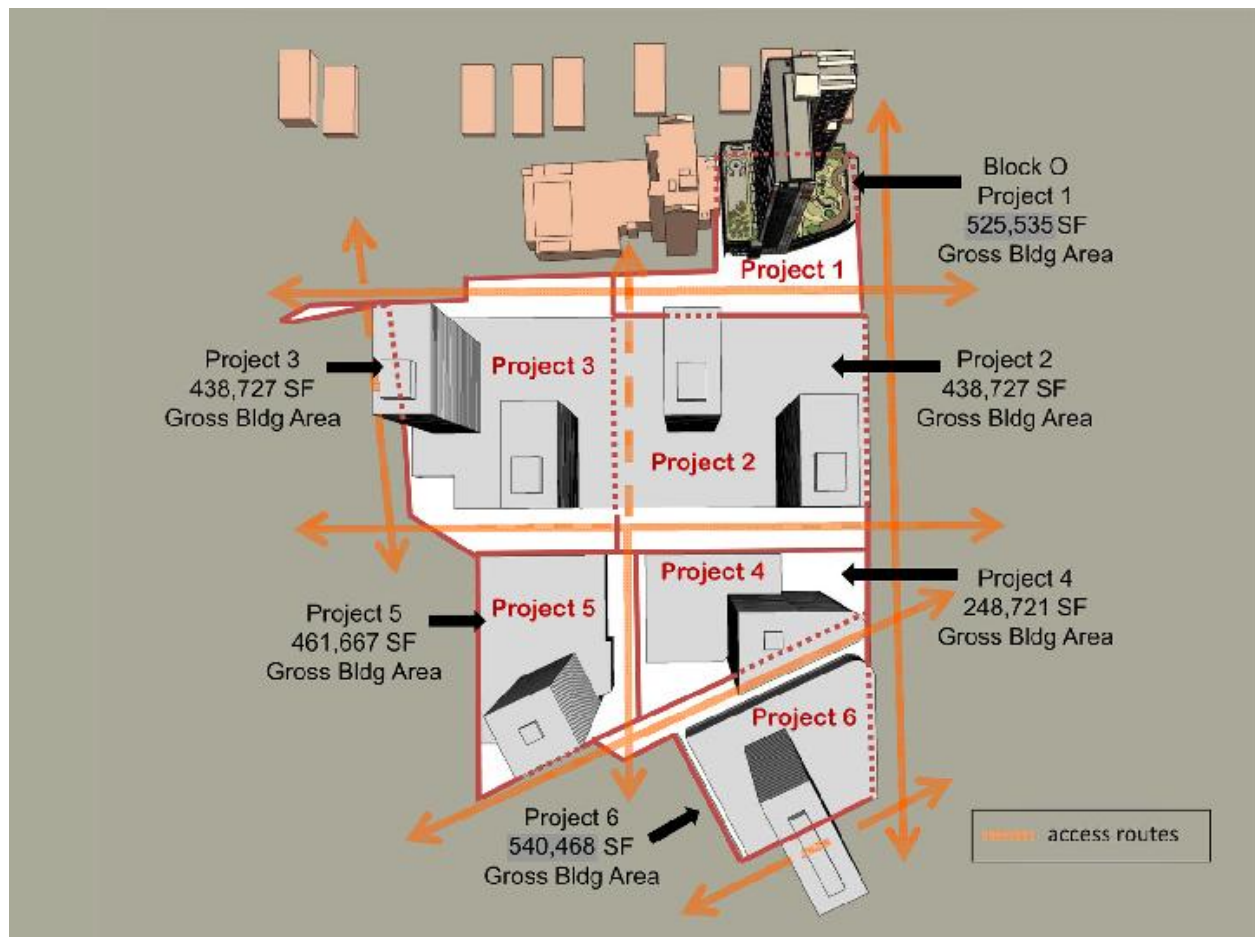
HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – B-2

Project Relationship to Surrounding Area, Land Block 5.

	Projects within Land Block 5						Land Block 5 Total
	1	2	3	4	5	6	
Land Area (SF)	70,399	186,729	204,213	79,760	104,979	131,087	621,871 (777,167 minus 155,296 for existing streets pursuant to Ward MP calculation)
Gross Building Area (SF)	525,535	438,727	438,727	248,721	461,667	540,468	2,653,845
							FAR = 4.27 (excluding streets owned by VWL)



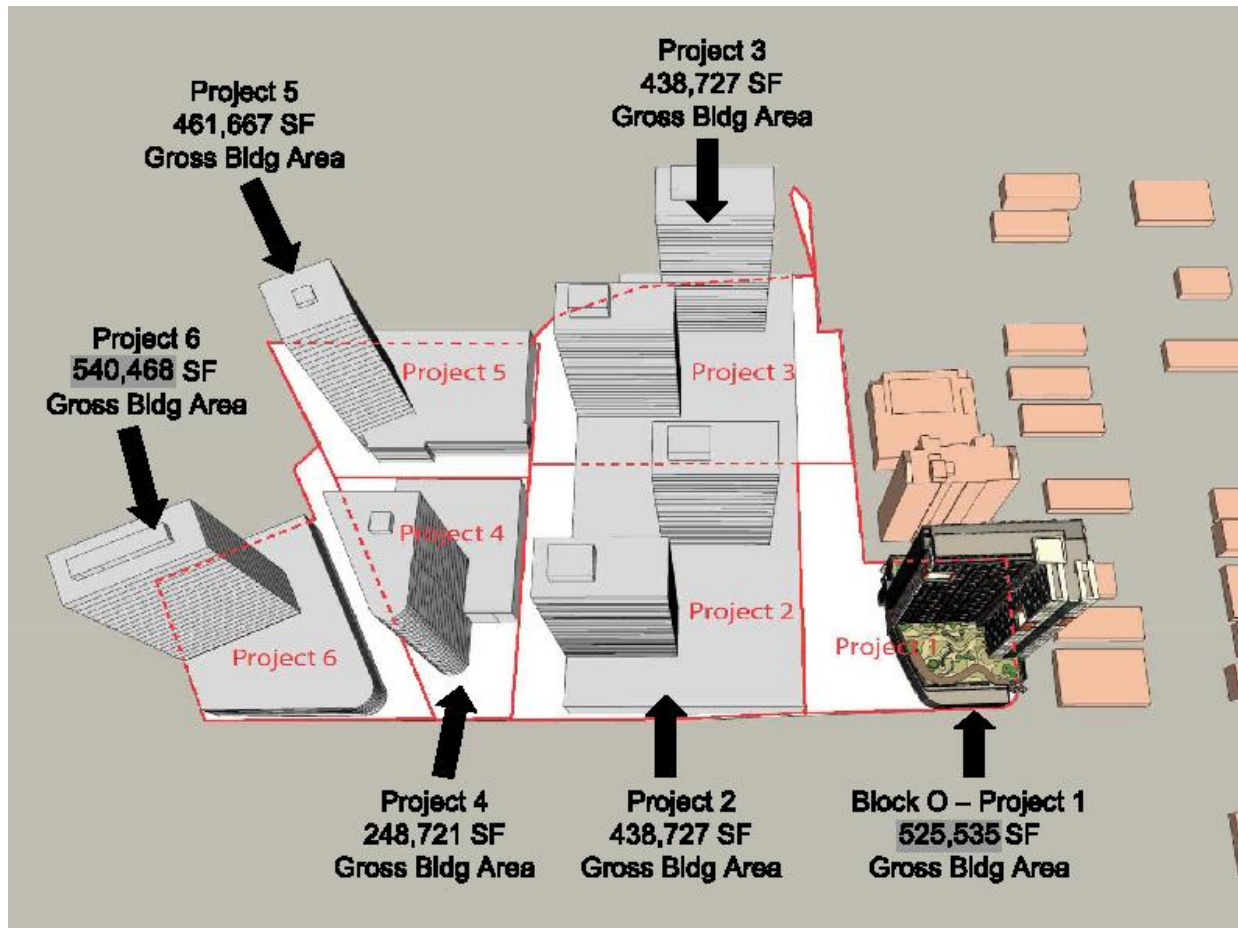
PLAN VIEW

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – B-2

Project Relationship to Surrounding Area, Land Block 5.



AERIAL VIEW

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – C-1

Development Timetable and Project Narrative

DEVELOPMENT TIMETABLE

Project 1 sales are expected to commence in the second half of 2013. The building permit application is anticipated to be submitted in the fourth quarter of 2013. Construction could start in the first quarter of 2014, and completion is expected to take approximately twenty-four (24) months.

PROJECT NARRATIVE

Project 1 will be the first of a series of residential towers being built as part of the Ward Neighborhood Master Plan. The Project includes multiple parcels which are bound by Ilaniwai Street, Ward Avenue, Halekauwila Street and the existing State housing development Kauhale Kakaako Apartments. The main entry to the project is off Ilaniwai Street.

The residential tower footprint is approximately 14,265 square feet and oriented Mauka – Makai in an effort to preserve public view planes. The Project will reach a height of 400 feet and total 43 stories, which includes 7 levels in the podium and 36 stories rising above the podium. The amenity deck on the 8th level will include a multi-purpose room with kitchen facility, and outdoor activities.

The Project will consist of approximately 525,535 square feet of gross floor area. The Project will be constructed in a single phase which will include ground level retail activity and a residential tower. The 43-story tower will include 415 residential units, including a manager's unit, and approximately 30,732 square feet of commercial space.

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-2

Floor Area Allowed and Floor Area Used

Floor area currently allocated to Land Block 5 and that which is used by the Project is pursuant to the FAR Allocation table in Exhibit B-1. Please refer to Exhibit B-1.

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-3

Relocation Plan of Current Tenants

Relocation assistance will be provided to tenants pursuant to the Ward MP approval. VWL shall provide relocation assistance to affected tenants, first, by looking to relocate businesses to other spaces within the Ward Master Plan area, to the extent feasible, and if infeasible, by working with a commercial broker to assist these businesses in locating alternative space.

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

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Exhibit – C-4

Parking and Loading Summary

Required:

Required Parking for Residential Use:	500 Spaces	250 Standard Spaces 250 Compact Spaces
Required Parking for Commercial Use:	69 Spaces	69 Standard Spaces
Total Required Parking:	569 Spaces	319 Standard Spaces 250 Compact Spaces

Provided: (more than required)

Total Parking Spaces:	614 Spaces	336 Standard Spaces 278 Compact Spaces
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Parking Calculations:

Parking Required:

Unit Type	Area (sf)	Mauka Rules Requirements	No. of Units	Parking Required
Residential				500 spaces
1 Bed	599	0.9 per unit 600 sf or less	Total: 135	135 x 0.9 = 121.50
2 Bed	891	1.35 per unit 800 sf and more	Total: 192	192 x 1.35 = 259.20
3 Bed	1,183	1.35 per unit 800 sf and more	Total: 88	88 x 1.35 = 118.80
Commerical				69 spaces
Retail Shops	30,732	1 per 444 sf		30,732/444 = 69.22
Total Required				569 Spaces

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-4

Parking and Loading Summary

Parking Provided:

Level	Standard	Standard Accessible	Standard Tandem	Compact	Compact Accessible	Total
2 nd Level	42	4		43	0	89
3 rd Level	45	1		37	0	83
4 th Level	64	3		51	0	118
5 th Level	64	3		51	0	118
6 th Level	49	3		51	0	103
7 th Level	57	1		45	0	103
Total	321	15		278	0	614
	Total Standard			Total Compact		
	336			278		

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-4

Parking and Loading Summary

Ward Village, Land Block 5, Project 1

Loading Summary

Loading Required:

(1) Required Loading for Residential Use: (494,803 sf)

150,001 sf to 300,000 sf	2 spaces
1 for each additional 200,000 sf:	1 spaces

Subtotal:	<u>3 spaces</u>
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(2) Required Loading for Commercial Use: (30,732 sf)

Retail 20,001 sf to 40,000 sf	<u>3 spaces</u>
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Total Required before Adjustment:	6 spaces
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Adjustment of up to 50% for two or more uses:

6 x 50% = 3.0 or	3 spaces
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Size:

12'W x 35'L x 14'H:	2 spaces
8.5'W x 19'L x 10'H:	1 spaces

Loading Provided:	4 spaces
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HCDA Planned Development Permit Ward Village Land Block 5, Project 1

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Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			Ward Village, Land Block 5 Total: 621,871 sf This Project, aka Ward Village, Land Block 5, Project 1, will make use of 3 parcels - TMK 21050001 (15,000 sf), TMK 2150061 (27,124 sf), and TMK 21050062 (9,644 sf).	Areas of existing streets (155,296 sf) are deducted from 777,167 sf of total land area.
Street Widening			None	Based on New Mauka Area Plans and Rules
§15-22-30; §15-22-33 Land Use Zone	Single Mixed-Use Zone	Single Mixed-Use Zone	Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 746,245 sf		30,732 sf proposed as part of Project 1	
Floor Area for Residential Use			494,803 sf proposed as part of Project 1	
Total Dwelling Units			415 units proposed as part of Project 1	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		Up to 415 proposed as part of Project 1. Development of concurrent projects on Land Blocks 2 and 3 generate the need for approximately 125 reserved dwelling units.	
§15-22-116 Building Height	400 ft	400 ft	Up to 400 ft	

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

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Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-116 Land Block FAR	4.75 (3.5 + 0.3 bonus + 25% transferred FAR) is the maximum allowed for Land Block 5.	Development Lot x up to 4.75 FAR = Total Allowed Floor Area	For Land Block 5 a total of 4.27, or 2,653,845 sf per attached Exhibit B-1 and B-2.	
§15-22-116 Master Plan FAR	3.8 (including 0.3 bonus) for the entire Ward Master Plan.	Discretionary review process for the transfer of floor area from a sending site to a receiving site	525,535 sf in Project 1, with the remaining floor area to be developed on the rest of Land Block 5 and the other Land Blocks.	
§15-22-203 Transferred FAR	No more than 25% of the allowable FAR, or 0.95 (3.8 x 0.25)		Land Block 5 currently plans to transfer 12.3% or 290,736 sf in from other development lots in Ward Village per attached Exhibit B-1.	
§15-22-116 Tower Footprint	16,000 sf	16,000 sf	14,265 sf	
§15-22-117 View Corridor Setback - Tower	75 ft from property line fronting Ward Avenue	Ward Neighborhood Master Plan acknowledges a potential modification of eliminating the 75' tower element setback along Ala Moana Blvd.	73 ft from property line fronting Ward Avenue.	Request modification (3)
§15-22-117 View Corridor Setback - Podium	15 ft from property line fronting Ward Avenue; 1:1 slope from 20 ft high	The Ward Neighborhood Master Plan contemplates the sloping setback on the podium allows for the development of a continuous building façade that better defines the edge of street.	15 ft from property line fronting Ward Avenue at ground level. Eliminate 1:1 setback slope.	Request modification (2)
§15-22-120 Podium Height	Podium height may be modified to exceed 45 ft.	The Ward Neighborhood Master Plan contemplates increasing the podium or street front element height to 75' for parcels not directly fronting Ala Moana Boulevard.	75 ft plus ancillary additional ancillary architectural components with height up to 87 ft.	Request modification (1)

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-63.1 Front Yard	15 ft	Eliminate side and rear yard setbacks in selected locations where the facades of new buildings will abut solid walls of existing or future neighboring structures. Eliminating setbacks in these locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.	15 ft with “front yard averaging” approach; Canopy encroachment up to 8 ft.	Request modification (4)
§15-22-62 Front Yard Height Setback	Same as View Corridor Setbacks.		Same as View Corridor Setbacks.	
§15-22-63.2 Side and Rear Yard	Not required for structure without openings. 10 ft for structure with openings.		No openings on rear yard, no setback on rear yard.	
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees and 65 degrees west of south.	Coincides with the Mauka Area Plan and promotes mauka-makai building orientation.	The long axis of tower is 38 degrees west of south.	
§15-22-143 Tower Spacing	300 ft between the long parallel sides of neighboring towers to the extent practicable.	Separation of 300 feet between long sides and 200 feet between short sides where practicable	110 ft from the neighboring tower. The property width is 250 ft; a setback of 75 ft from Ward Avenue is maintained. The 110 ft spacing provided is the practicable extent for this site.	
§15-22-143 Tower Spacing	200 ft between the short sides of towers.		No existing towers are within 200 ft from the short side of the tower.	
§15-22-144 Landscaping	Along Ward Avenue, Rainbow shower shall be provided at 45 ft on center.	Planting designs will comply with the HCDA Mauka Area Rules currently in effect	Street tree landscaping to be provided consistent with Ward, based on draft landscape plans included and subject to further design.	

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-64 Open Space	The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.	At least 10% of the lot area shall be provided as open space.	Pursuant to the master plan, a total of 245,639 sf of open space will be provided throughout the Ward Neighborhood. In Land Block 5, the amount is estimated at 62,187 sf per the attached table. This project will make use of 3 parcels - TMK 21050001 (15,000 sf), TMK 2150061 (27,124 sf), and TMK 21050062 (9,644 sf). 15% of the lot area of these 3 parcels, or 7,724 sf, is being provided as part of this Project 1.	
§15-22-65 Recreation Space	55 sf per dwelling units;	Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.	This requirement is met with over 55 sf per unit provided in Project 1. 61.8 sf per dwelling unit, or 25,650 sf provided.	
§15-22-67 Off-Street Parking	Multi-family dwellings: 600 sf or less: 0.9 per unit 600 sf to 800 sf: 1.13 per unit 800 sf and over: 1.35 per unit Commercial uses: 1 per 444 sf	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking	<u>Requirements:</u> Multi-family dwellings: 0.90 x 135 = 121.50 spaces 1.35 x 280 = 378.00 spaces Subtotal: 500 spaces Compact spaces allowed: 250 spaces Standard space required: 250 spaces Commercial Use: 30,732/444 = 69 spaces Standard spaces required: 69 spaces	

**HCDP Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
			<p>Total required: 569 spaces</p> <p>Standard: 319 spaces</p> <p>Compact: 250 spaces</p> <p><u>Provided: (More than required)</u></p> <p>Total: 614 spaces</p> <p>Standard: 336 spaces</p> <p>Compact: 278 spaces</p>	
§15-22-68 Off-Street Loading	<p>Commercial Use: 20,000 sf to 40,000 sf: 3 spaces</p> <p>Residential Use: 512,658 sf: 4 spaces</p> <p>After adjustment of up to 50% for two or more uses, 4 stalls are required.</p> <p>At least 2 stalls shall be 12'W x 35'L x 14'H</p> <p>The balance may be 8.5'W x 19'L x 10'H</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking. Based on the proposed Project programming, this totals:</p> <p>Multi-Family Dwellings: 3 stalls required</p> <p>Commercial: 2 stalls required</p> <p>50% of required number of loading spaces may be allowed when assigned to serve two or more uses.</p>	<p><u>Provided: (as required)</u></p> <p>Total: 4 spaces</p> <p>2 - 12' x 35' x 14' spaces</p> <p>2 - 8.5' x 19' x 10' spaces</p>	

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-73 Dedication of Public Facilities	3% of commercial floor areas 4% of residential floor areas Exempt for reserved housing	Master Plan Summary Ward Neighborhood Master Plan: 3% of total commercial floor area 4% of total residential floor area (exclusive of reserved housing units)	Required Public Facilities: 3% x 30,732 sf = 922 sf. Public facilities for Land Block 5 will be provided pursuant to the master plan, which calls for 330,053 sf of public facilities to be dedicated or paid in-lieu throughout the Ward neighborhood. Land Block 5 is currently estimated to provide 101,580 sf of public facilities via road dedication and the Ewa park space. In addition, 1,250 sf of public facilities will be built and dedicated within the 3 parcels that are part of this Project 1 – a 5 ft wide strip along Ilaniwai street.	
§15-22-80 Joint Development	Required two or more adjacent lots developed together.		Pursuant to the Master Plan, all of the parcels in Land Block 5 are included and will be made part of a larger Joint Development Agreement.	
§15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7.		Will comply.	

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-5

Conformance to Mauka Area Plan & Rules

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-115 Reserved Housing	15-22-115 Requirement of Providing Reserved housing Unitsa) Every applicant for a planned development containing multi-family dwelling units on a development lot of at least 20,000 square feet. shall provide at least 20% of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the Authority. Also, Subsections b, c, d, and e.15-22-115.1 Waiver of Reserved Housing Cash in Lieu Payment.	20% of total dwelling units to be provided for sale or rental to qualified persons.Under the Master Plan, as many as 860 units could be provided as reserved housing units.Reserved housing to be provided within Ward Neighborhood, offsite within Kaka'ako, or elsewhere as permitted, within two years of the development of market rate housing in a given development phase.	This Project will provide reserved housing to satisfy is own requirements and will provide excess credits to satisfy the requirements of other Ward MP projects.	

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

As set forth in Finding of Fact (“FOF”) No. 106 of the Ward MP, and consistent with HAR §15-22-22, the modifications requested herein (a) will result in a development that is consistent with the intent of the Mauka Area Plan and Rules; (b) will provide flexibility for different uses and various design strategies noted in the Master Plan, including concealed parking structures and pedestrian-friendly facades, which will result in a development that is practically and aesthetically superior to one which could be accomplished without such modifications; (c) will not adversely affect adjacent developments or uses; and (d) are necessary to implement the mixed-use, live-work-play neighborhood vision of the Master Plan and Mauka Area Plan.

The modifications are consistent with the intent of the Mauka Area Plan, including:

- preservation of major view planes and corridors, and other environmental elements (including natural light and prevailing winds)
- developing land use activities that are mixed horizontally and vertically
- location of uses/activities so as to provide reliance on public transportation and pedestrian facilities
- increased supply of residential housing

All of the modifications set forth in the Ward MP and further detailed in this Development Permit are intended to facilitate better building design, preserve and enhance the mauka-makai visual corridors and improve the pedestrian experience at the street level in this unique urban neighborhood. In addition, an overarching benefit of the modifications requested herein, consistent with the Mauka Area Plan, is the prevention of any subsurface excavation activities that may be associated with underground parking structures. Keeping the parking structures above-ground in an area with known subsurface sensitivities and potential issues, including being 5-feet above the water table, is a benefit that accrues from all of the modifications requested herein.

Refer to attached Images 1 to 4 for comparison of view without the building and with the building.

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules

1. Modification to Podium or “Street Front Element” Height

This modification is set forth in FOF No. 103 of the Ward MP. Increasing the Podium height allows the parking structure to be pushed up and away from the street, providing space for retail to be built within the podium and around the parking structure. These elements, rather than the parking structure, will face the street, creating a more pleasing aesthetic and pedestrian friendly facade.

Modifications

- Increase the maximum Podium or Street Front Element height from 45 to 75 feet, plus ancillary additional components with heights up to 87 feet.

Benefits

- Pedestrian experience is emphasized and enhanced. There are existing commercial activities fronting Ward Avenue and Halekauwila Street. Although not required by the Mauka Area Rules, the project is aiming at preserving the commercial activities at the street level. The ground floor of this project will be mainly for commercial/retail use. Pedestrian will be facing the more aesthetic retail store front instead of a parking structure, which typically occupies the podium.
- Residential quality is enhanced. This project will provide much needed reserved housing in a high cost urban district. Two of the problems of living in an urban district full of commercial activities are noise and privacy. By increasing the podium height, the residential floors will be placed at higher elevation from street level. The higher podium provides a needed buffer between streets and residential floors. Refer to image 12 and others.
- Rapid Transit impact is mitigated. This project is adjacent to the planned rapid transit guideway. Although the elevated transit rail does not necessarily produce more noise than the existing commercial activities, it elevates the noise contours higher by several floors. A higher podium will again provide needed buffer between the adjacent transit rail and the residential floors. Refer to image 12.
- Since the Project is adjacent to streets on three sides, two of which shall include the elevated guideway, it will not adversely affect adjacent developments or uses. This modification is necessary and facilitates implementation of the live-work-play neighborhood vision at a location challenged by the elevated rail transit line.
- In regards to the Mauka Area Rules, 15-22-120, (7)(A), Subsurface Construction: The site elevation is at about 5 feet above from sea level. The high subsurface water table and potential throughout Kaka’ako for encountering iwi kupuna makes subsurface construction infeasible. Since the adjacent residential building does not have underground floors either, not having to excessively excavate for underground floors on our side will minimize the impact to the adjacent building.

HCDA Planned Development Permit

Ward Village Land Block 5, Project 1

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

- In regards to the Mauka Area Rules, 15-22-120, (7)(B), Design Requirements for Ceiling Height Clearances: Commercial/retail spaces and loading spaces require higher floor-to-floor height than typical parking floors do. A level of parking floor to accommodate required parking spaces for the commercial space will then be placed above the commercial floor that will further increase the podium height. Refer to images 8 through 12.
- In regards to the Mauka Area Rules, 15-22-120, (7)(C), Industrial, Commercial, residential or community service uses are substantially located within the platform: Commercial space on the ground level of the platform is fronting Ward Avenue, Halekauwila Street, and Ilaniwai Street. The residential lobby is fronting Ilaniwai Street. A majority of the top platform level is used as a recreation area for the residents.
- In regards to the Mauka Area Rules, 15-22-120, (7)(D), Significant public facilities or pedestrian features are provided at the street level: Retail is being provided along three of the fronting streets. In addition, a covered walkway awning may be provided along Ward Avenue. A large open space exceeding the minimum requirement is also provided at the corner of Ward Avenue and Halekauwila Street.

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Ward Village Land Block 5, Project 1**

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

2. Modification to Podium or “Street Front Element” Setback

This modification is set forth in FOF No. 104 of the Ward MP. The “Street Front Element” setback calls for a 1:1 slope in building height from 20 feet to 45 feet along major avenues and streets. Eliminating this setback allows for a more continuous urban street front with more usable building density brought closer to ground level.

Modification

- Eliminate the 1:1 setback slope defined as a 20-foot to 45-foot slope in building height along Ward Avenue. Refer to image 7.

Benefits

- Mauka Area Rules 15-22-22 Conditions for Modification (a)(1) states that “the modification would provide flexibility and result in a development that is practically and aesthetically superior to what could be accomplished with the rigid enforcement of this chapter.” The proposed design allows for development of a continuous building façade that better defines the edge of the street. This includes the variety of mixed-use and the design strategies such as concealed parking structures and pedestrian friendly facades, which are critical to creating a superior mixed-use development. Further, the inclusion of residential space in the podium allows for the development to reduce the floor plate of the tower element. Doing so with a mauka-makai orientation substantially improves the public view plane and character of the skyline.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(2) states that “the modification would not adversely affect adjacent developments or uses.” The Project as designed will benefit the nearby uses, which predominantly consist of retail establishments, by adding consumers to the district.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(3) states that “the resulting development will be consistent with the intent of the mauka area plan.” The expanded podium is critical to implement the mixed-use, live-work-play neighborhood envisioned by the Mauka Area Rules. The greater density allows for a greater portion of the development to be built closer to ground level.
- Allows for greater number of affordable housing for the workforce living and working in the urban core. Victoria Ward Limited will be front loading the delivery of more than the required minimum of reserved housing with this Project to support the concurrent market rate projects on Land Blocks 2 and 3. This will provide affordable housing for a wide range of households and help address the shortage of workforce housing in the urban core of Honolulu.
- Allows for development of a continuous building façade that better defines the edge of the street and reinforces the view vistas and corridors up and down Ward Ave for the pedestrian.
- Allows the podium envelope to be larger, providing mass and separation between the residential units and future rail line, reducing the noise level produced by the rail for the affordable residential units in the tower.
- The Project is adjacent to streets on three sides, two of which shall include the elevated guideway, it will not adversely affect adjacent developments or uses. Since the modification affects the area of podium that is above 45 feet, it will have no impact to the pedestrian

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Ward Village Land Block 5, Project 1

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

experiences and the facade. It will however provide needed flexibility to deliver reserved housing units at affordable prices, increasing density for the building footprint, making the development with this modification more practical than without it. The modification further allows delivery of the Ward MP and Mauka Area Plan vision for mixed-use, live-work-play to workforce income families and those qualifying for reserved housing.

3. Modification to “Tower Element” Setbacks

This modification is set forth in FOF No. 102 of the Ward MP. The 75-foot right of way setback for tower elements along Ward would necessitate the placement of the towers so that their width blocks ocean and mountain views, as shown in the vignette on image 7. Eliminating the setback allows towers to be placed perpendicular to the ocean, thus opening up Mauka-Makai views.

Modification

- Reduce to 73-feet from the current 75-foot right of way setback for tower elements along Ward with a Mauka-Makai orientation.

Benefits

- Allows for the tower footprint to be rotated perpendicular to the ocean, so that the narrow part of the footprint faces the ocean.
- Facilitates a slender building profile, which will help to preserve Mauka-Makai views.
- Allows architecturally interesting façade fronting Ward.
- Maximizes distance between the proposed tower and the adjacent Kauhale Kakaako tower.
- The Project is adjacent to streets on three sides, two of which shall include the elevated guideway, it will not adversely affect adjacent developments or uses. Since the modification affects the area of podium that is above 45 feet, it will have no impact to the pedestrian experiences and the facade. It will however provide needed flexibility to deliver reserved housing units at affordable prices, increasing density for the building footprint, making the development with this modification more practical than without it. The modification further allows delivery of the Ward MP and Mauka Area Plan vision for mixed-use, live-work-play to lower income families and those qualifying for reserved housing.

HCDA Planned Development Permit

Ward Village Land Block 5, Project 1

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

4. Modification to Front Yard Setbacks

The Project is adjacent to streets on three sides, two of which shall include the HART rail guideway. 15 feet front yard setback is required on all three sides. The guideway right-of-way encroaches into the site, at the corner of Ward Avenue and Halekauwila Street. The platform is setback much more than the required 15 feet at that corner in favor of the HART rail.

With the proposed rail station across Ward Avenue, the corner of Ward Avenue and Ilaniwai Street of this site becomes a focal point, as well as a very active pedestrian circulation junction. The platform is setback more than the required 15 feet to allow more open space at the street level and to make room for more pleasing architectural and landscape elements that enhance the pedestrian experience.

Modification

- Modify the uniform front yard setback of 15 feet to “averaging” front yard setback of 15 feet. Refer to Exhibit E-12.
- Modify the front yard setback fronting Ward Avenue to allow for canopy projection of up to 10 feet. Refer to image 6, 7.

Benefits

- The “averaging” front yard setback allows flexibility of yard siting but does not decrease the total size of front yards.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(1) states that “the modification would provide flexibility and result in a development that is practically and aesthetically superior to what could be accomplished with the rigid enforcement of this chapter.” The modification allows for redistribution of yards to the corners, where open space is needed. It allows for non-linear façade that enhances streetscape.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(2) states that “the modification would not adversely affect adjacent developments or uses.” The adjacent uses on Ward, Halekauwila, and Ilaniwai Street will not be adversely affected.
- Mauka Area Rules 15-22-22 Conditions for Modification (a)(3) states that “the resulting development will be consistent with the intent of the mauka area plan.” Redistributes the podium envelope by adding areas away from Ward Avenue and the two corners, thus accommodating more recreation space on the podium for the use of residents.
- Modification of the front yard setback allows for a pedestrian friendly canopy with protection from weather, improving aesthetics and the pedestrian facade experience along Ward Avenue. This modification will improve the live-work-play experience, provide flexibility and visual variety to the façade.

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 1: Existing Makai View @ Ward Avenue

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 2: Anticipated Makai View @ Ward Avenue

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 3: Existing Mauka View @ Ward Avenue

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 4: Anticipated Mauka View @ Ward Avenue

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Ward Village Land Block 5, Project 1**

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Exhibit – C-6

Modifications to Mauka Area Plan & Rules

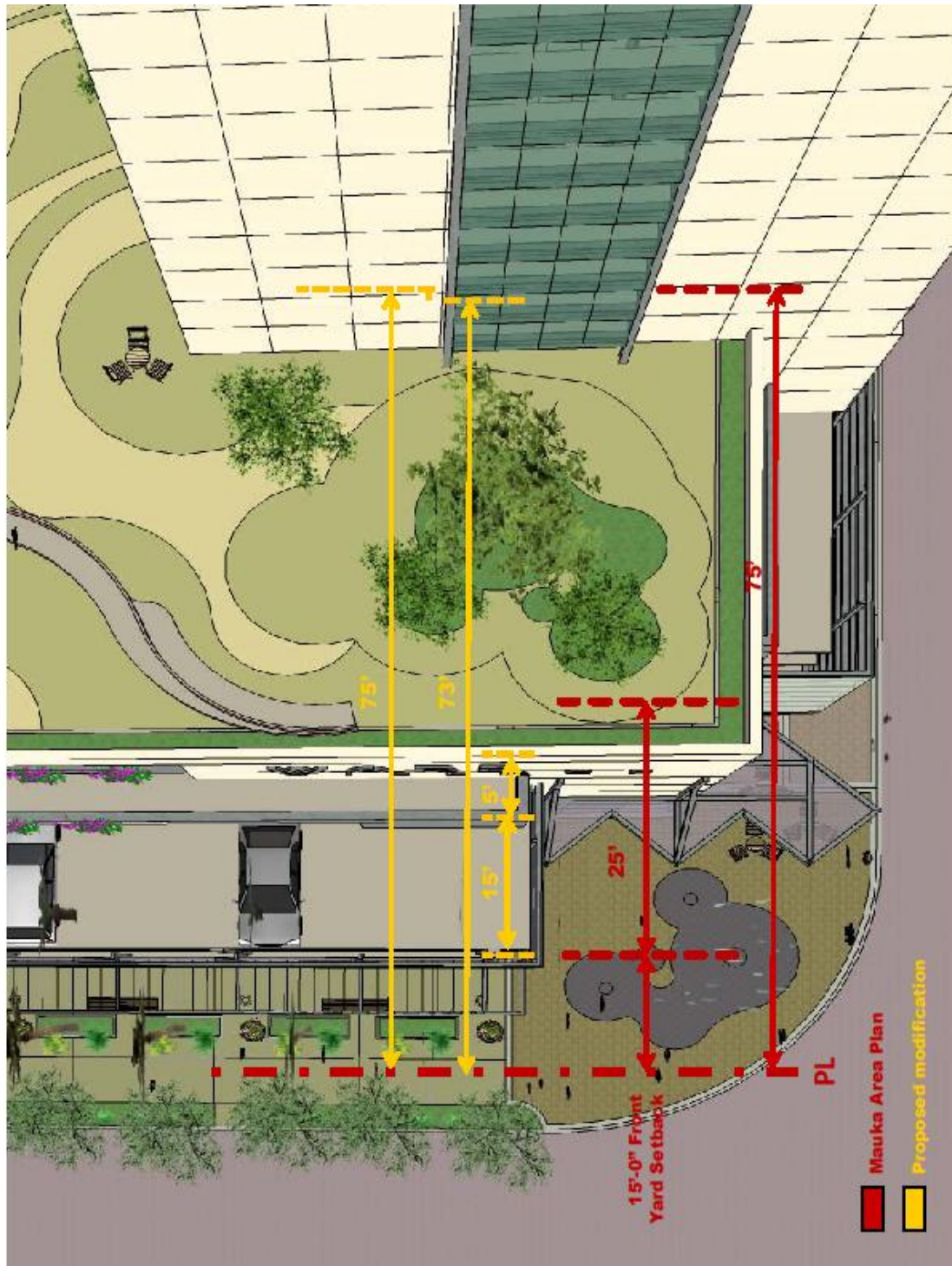


Image 5: Plan View of Building Setbacks

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 6: Front Yard Setback Modification

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 7: Ward Avenue View Corridor Modification

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 8: Anticipated View @ Corner of Ward Avenue and Halekauwila Street

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 9: Pedestrian Experience @ Corner of Ward Avenue and Halekauwila Street

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



Image 10: Anticipated View @ Corner of Ward Avenue and Ilaniwai Street

**HCDA Planned Development Permit
Ward Village Land Block 5, Project 1**

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules



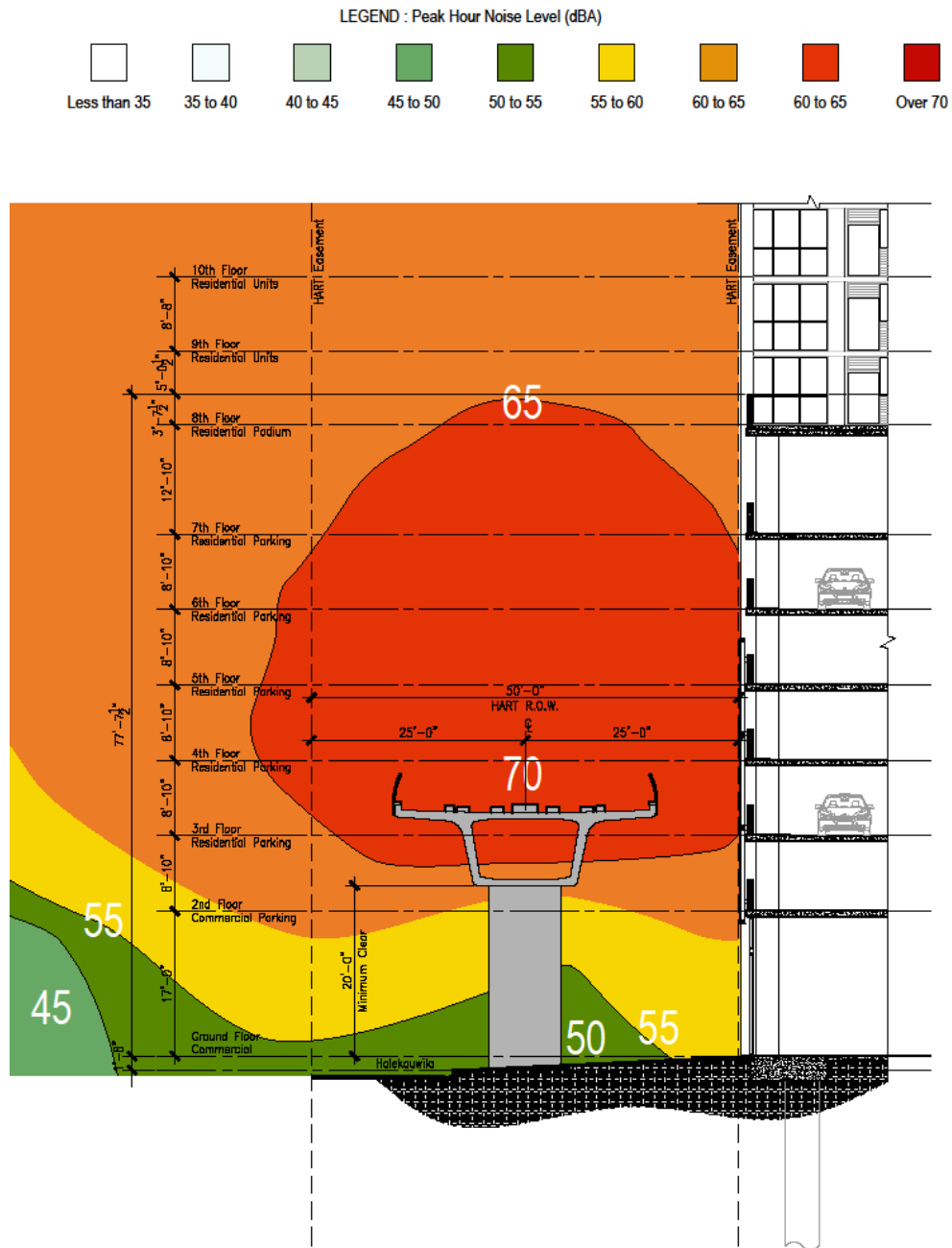
Image 11: Pedestrian Experience @ Corner of Ward Avenue and Ilaniwai Street

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – C-6

Modifications to Mauka Area Plan & Rules

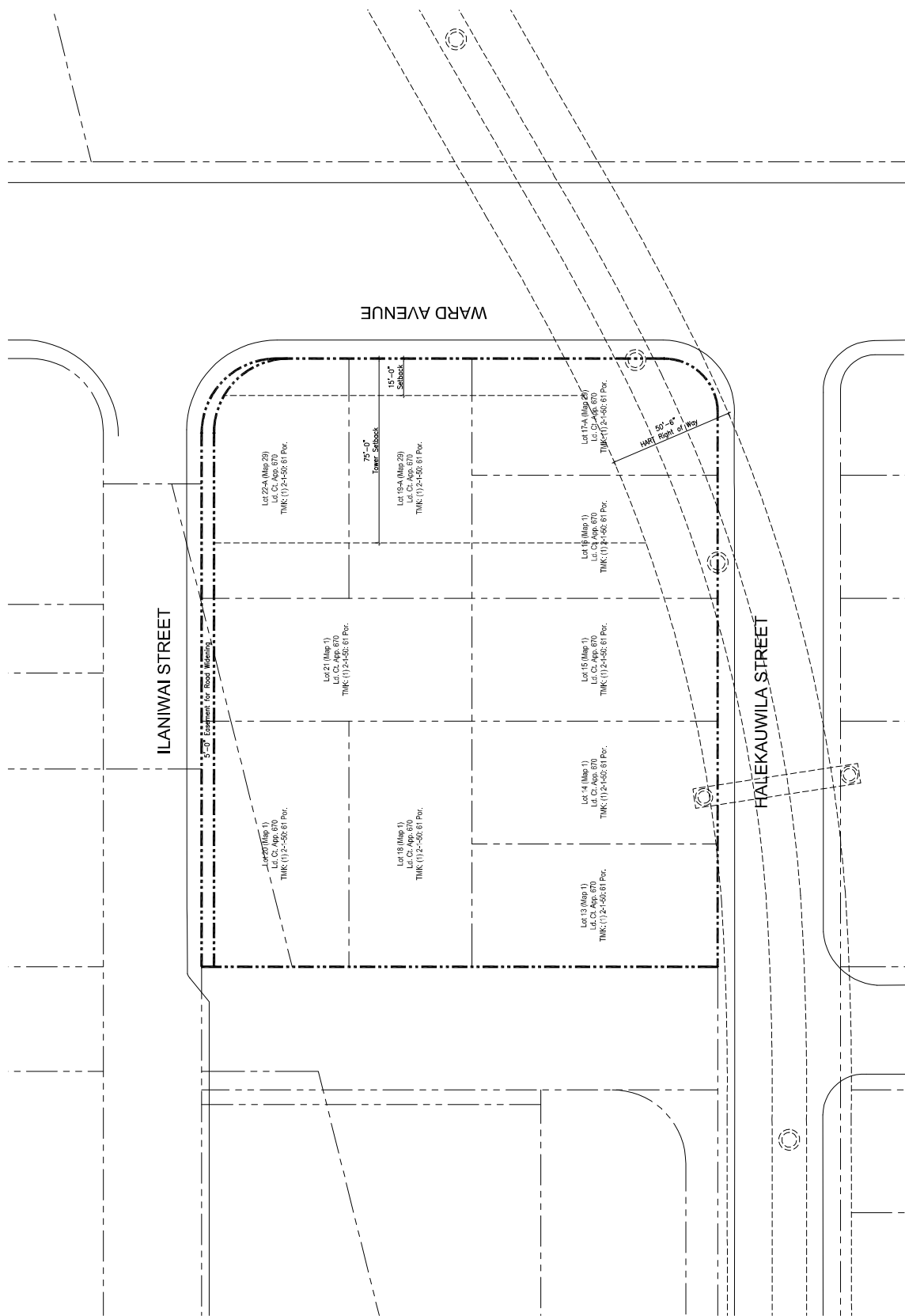


Section at Elevated Rail Line, Halekauwila

Not to Scale

1

Image 12: Section View @ Halekauwila Street

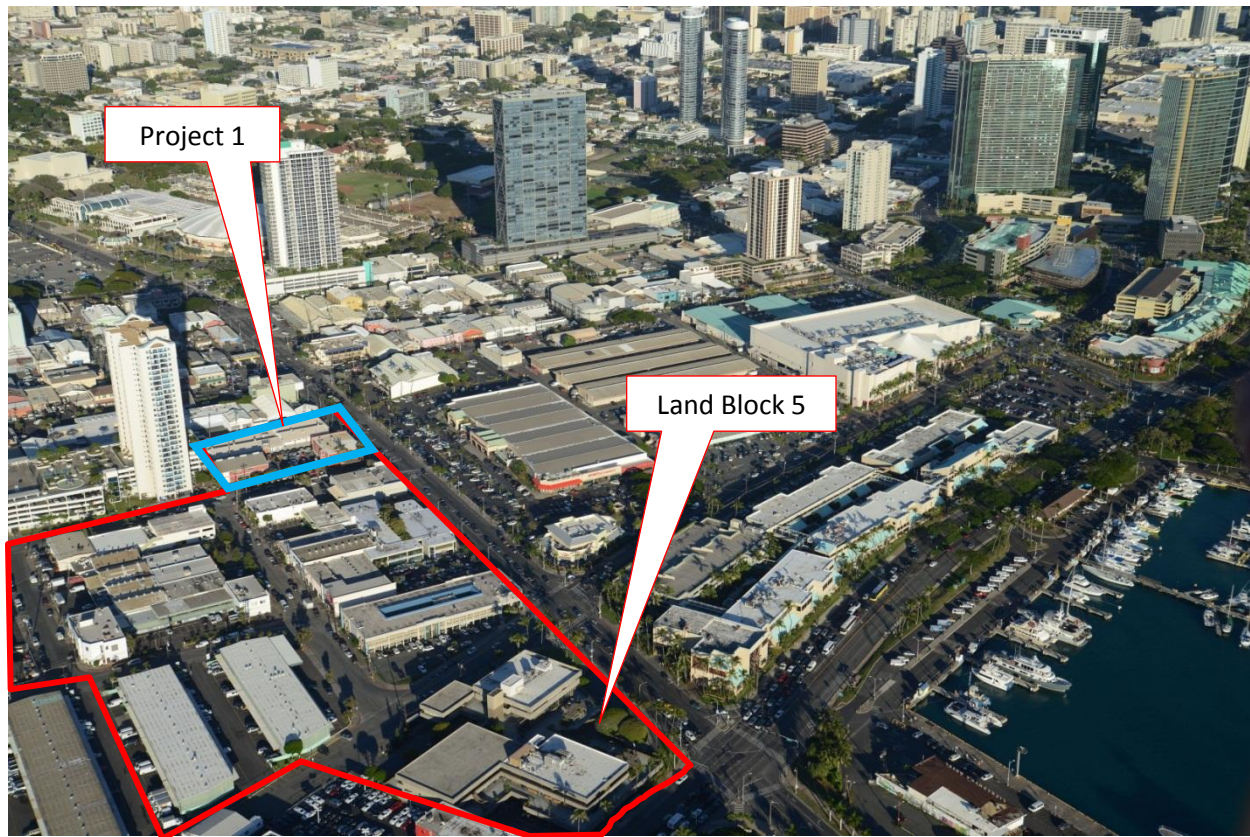


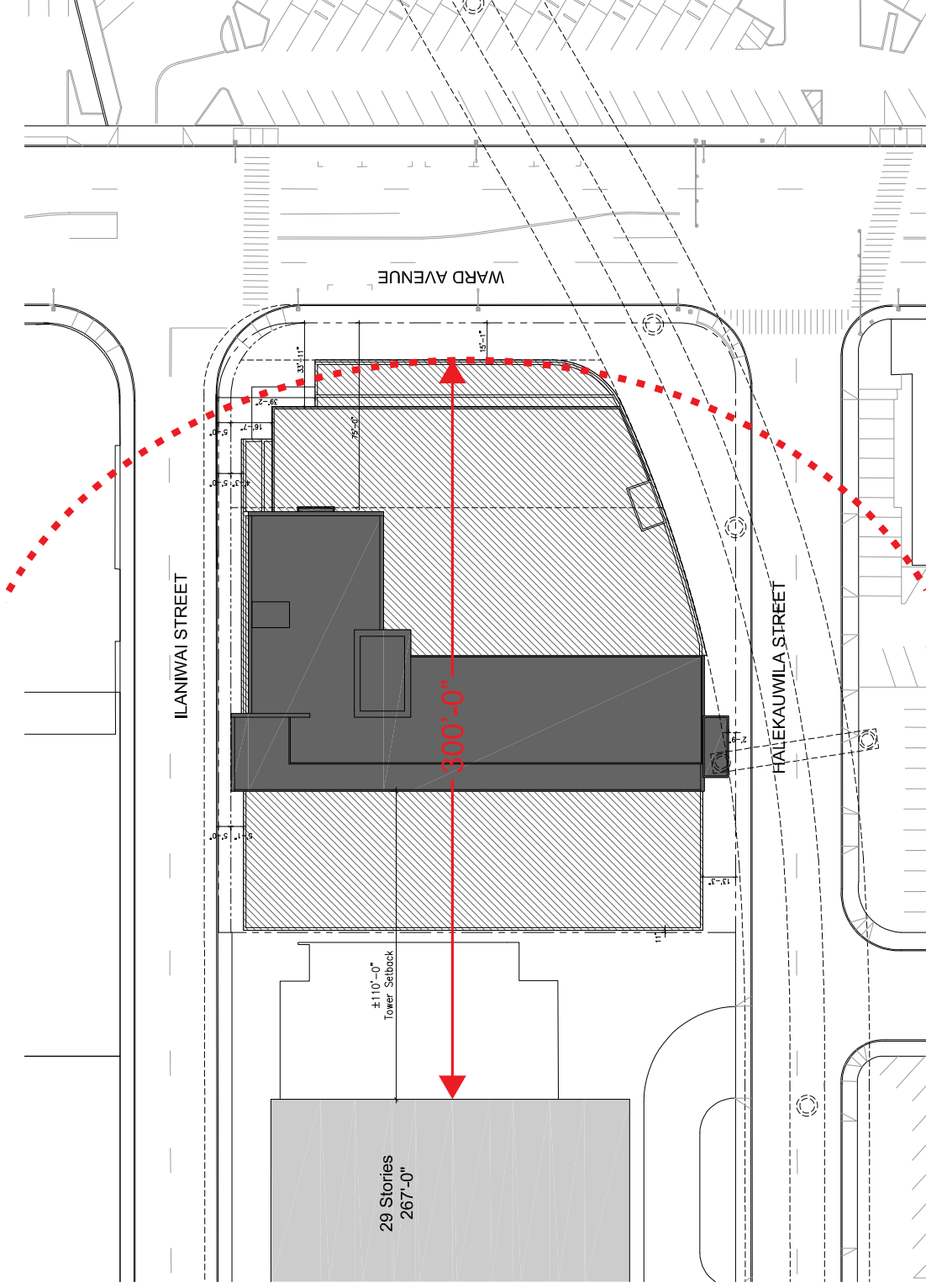
HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – D-1

Aerial Photo of Surrounding Land Area

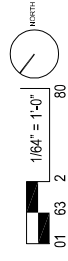


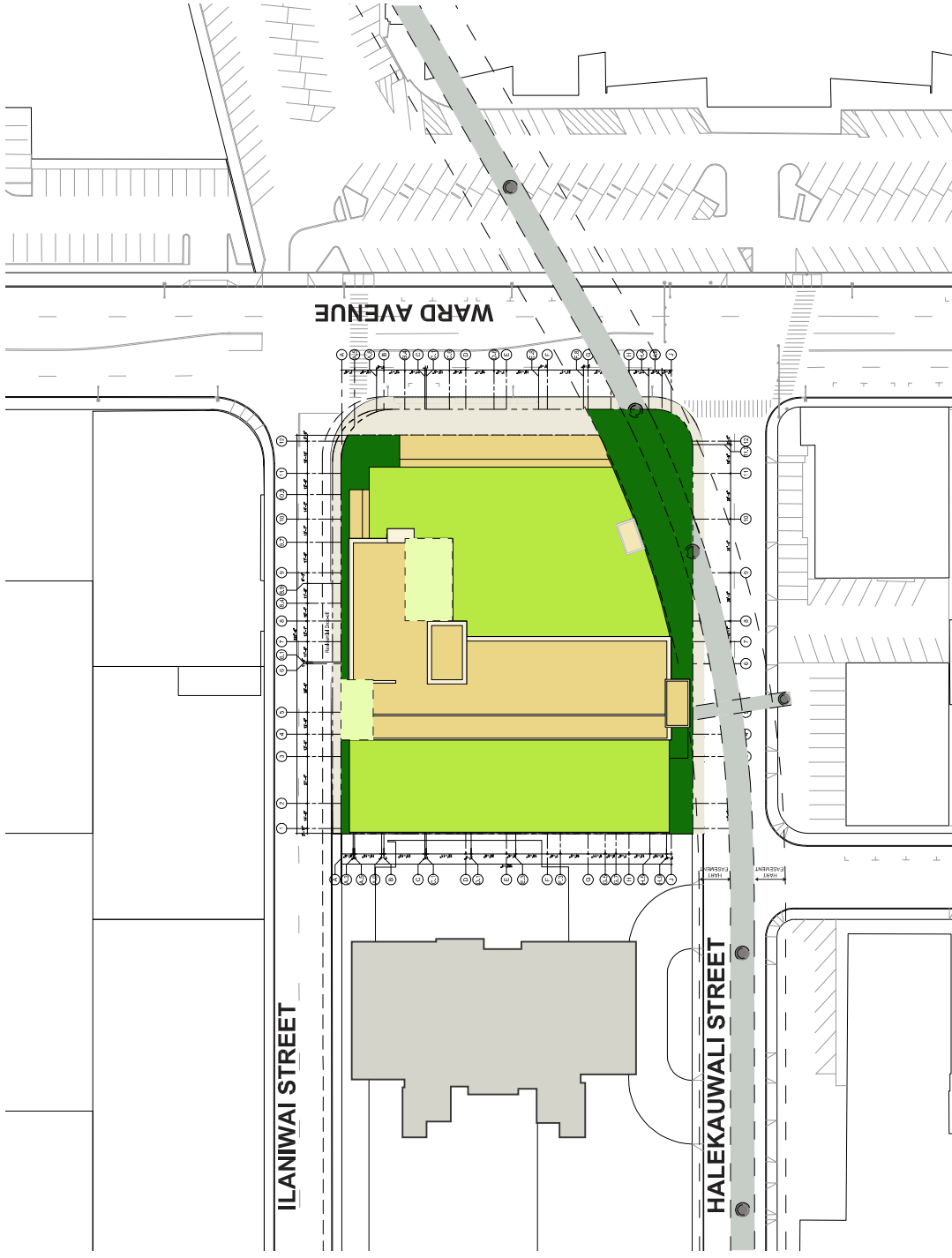




Proposed Density - 415 Units (858 sf average)

- 1 Bed (599 sf) - 135 Units (33%)
- 2 Bed (891 sf) - 192 Units (46%)
- 3 Bed (1,183 sf) - 88 Units (21%)





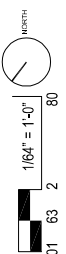
Open Space Summary

Open Space (at Grade)
 Required = 5,177 sf (10% of Lot Area)
 Provided = 7,724 sf *
 *Includes area at HART R.O.W. and excludes area of setback at Ward, see Diagram below.

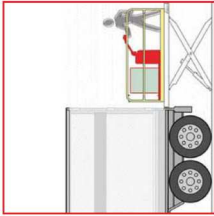
Recreation Area Required
 55 sf per Residential Unit
 55 sf x 438 = 24,090 sf
 Total Required = 24,090 sf

Recreation Area Provided
 1,863 sf at 8th Floor Interior
 23,787 sf at 8th Floor Exterior
 Total Provided = 25,650 sf

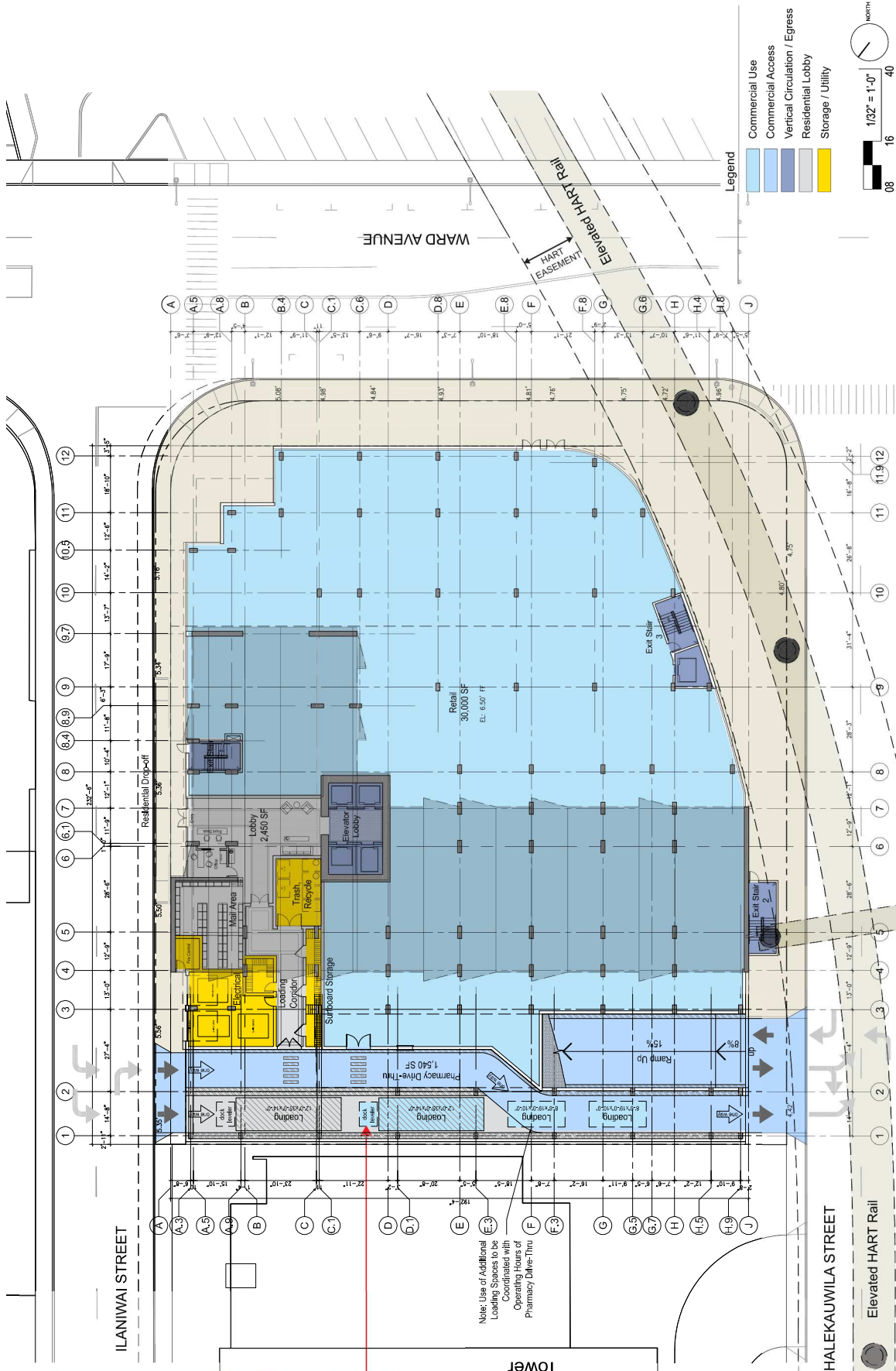
- Open Space at :
- 8th : Interior
1,863 sf
 - 8th : Exterior
23,787 sf
 - Ground Level
7,724 sf



  <p>1003 Kalia Street, Suite 1400 Honolulu, HI 96813 808.524.4200</p> <p>444 South Puuwa Street, Suite 1200 Honolulu, HI 96813 215.682.1900/215.682.1900</p>	<p>Ward Village - Land Block 5 - Project 1</p> <p>Hawaii</p> <p>Howard Hughes Corporation</p>	<p>Open Space Summary</p> <p>Issue Date : 03 29 2013</p>	<p>D-5</p>
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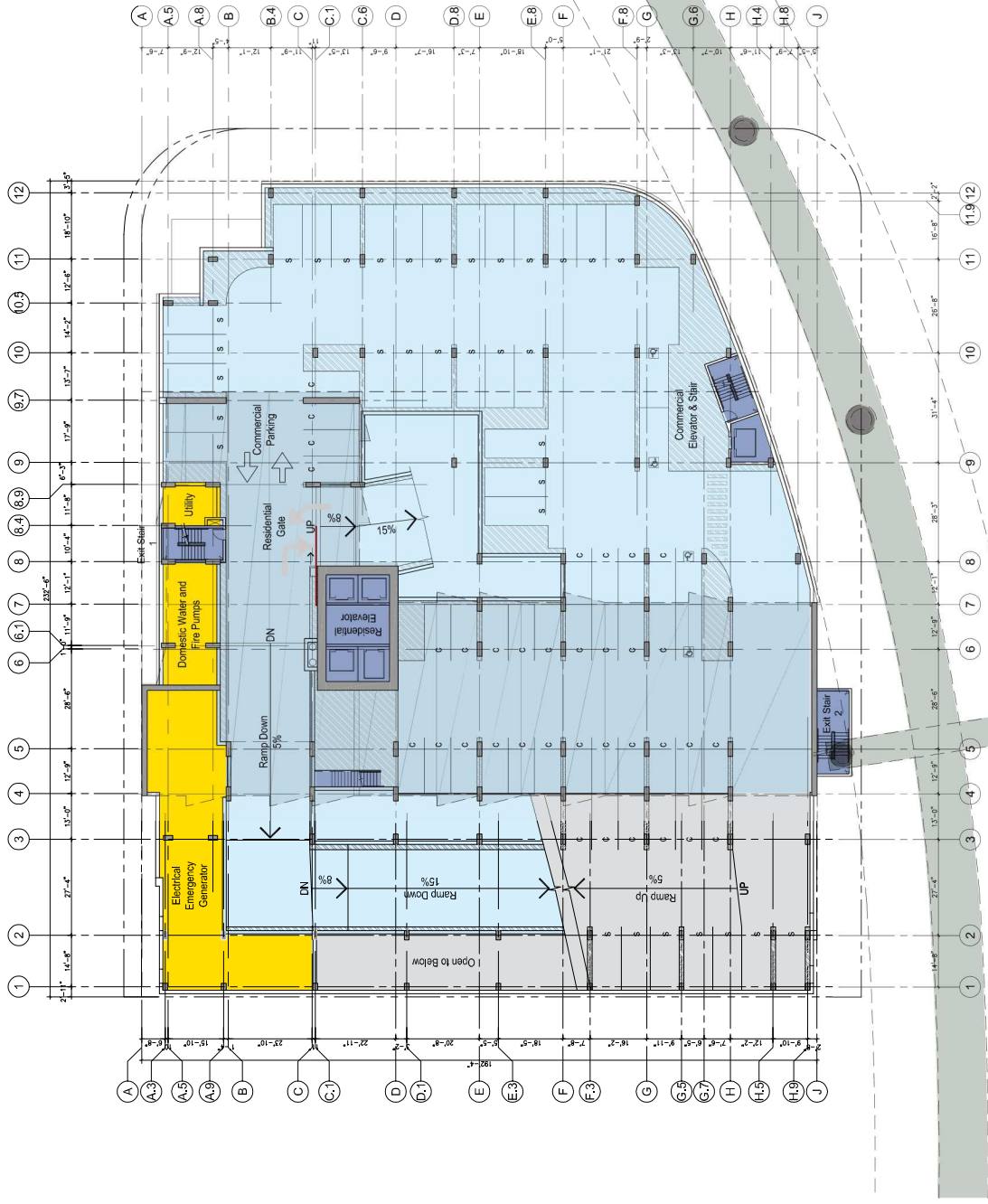


(E) Kauhale Kaka'ako
Tower

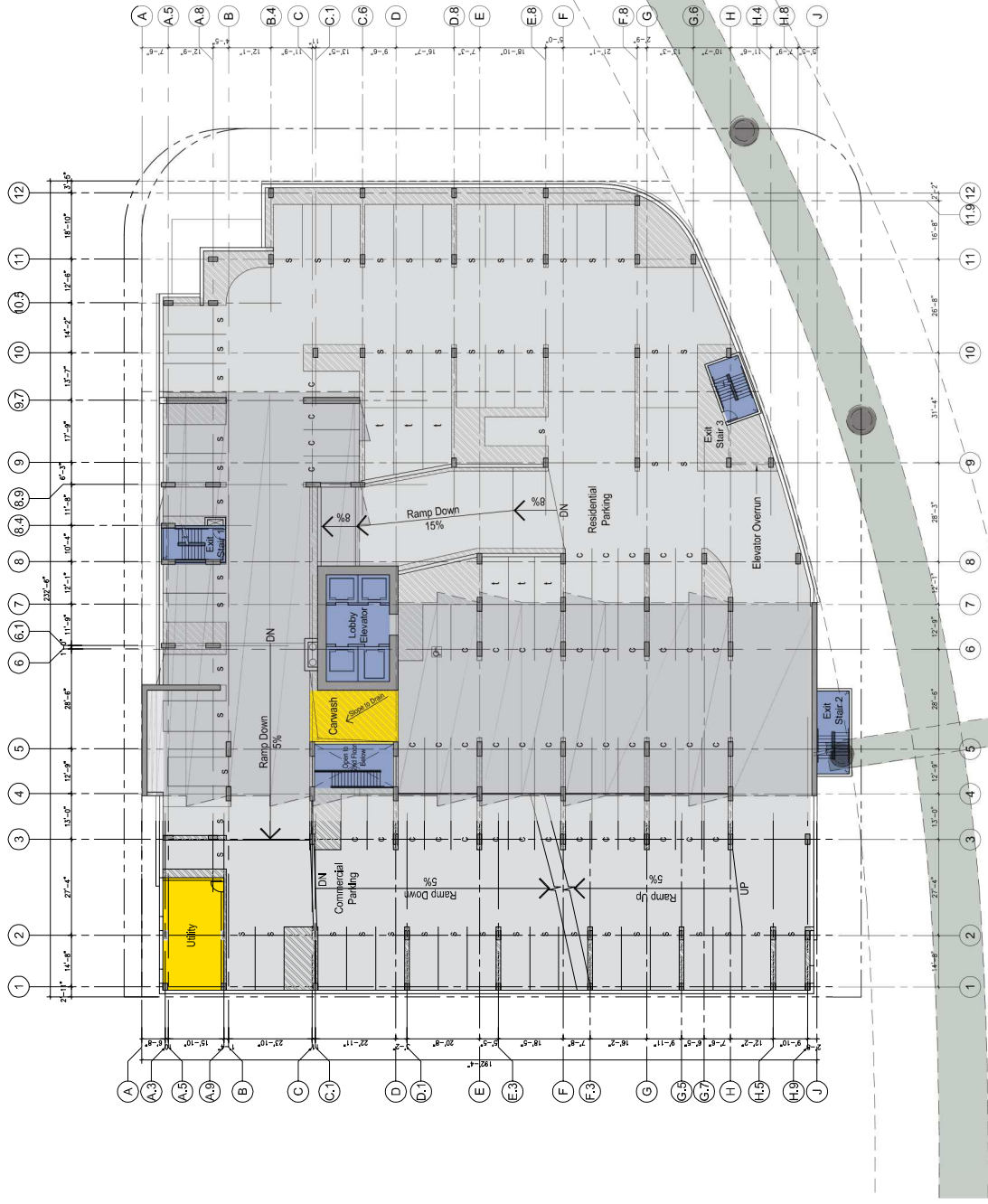


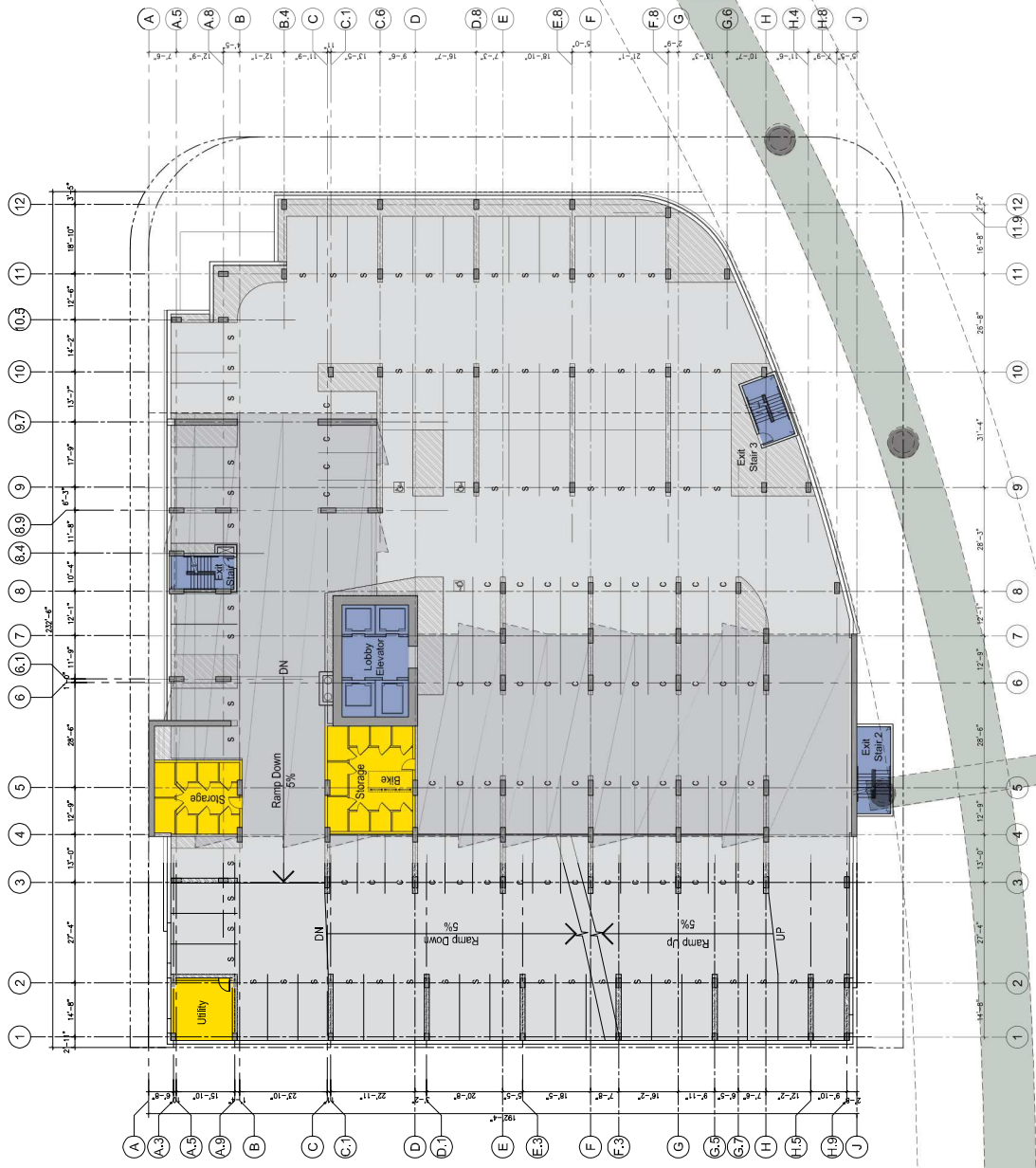
 CDS INTERNATIONAL 1003 Bishop Street, Suite 1400 Honolulu, HI 96813 441 South Berne Street, Suite 1200 Honolulu, HI 96813	Ward Village - Land Block 5 - Project 1		Ground Level: Commercial, Residential Lobby & Loading	
	Hawaii	Howard Hughes Corporation	Issue Date : 03 29 2013	

D-6



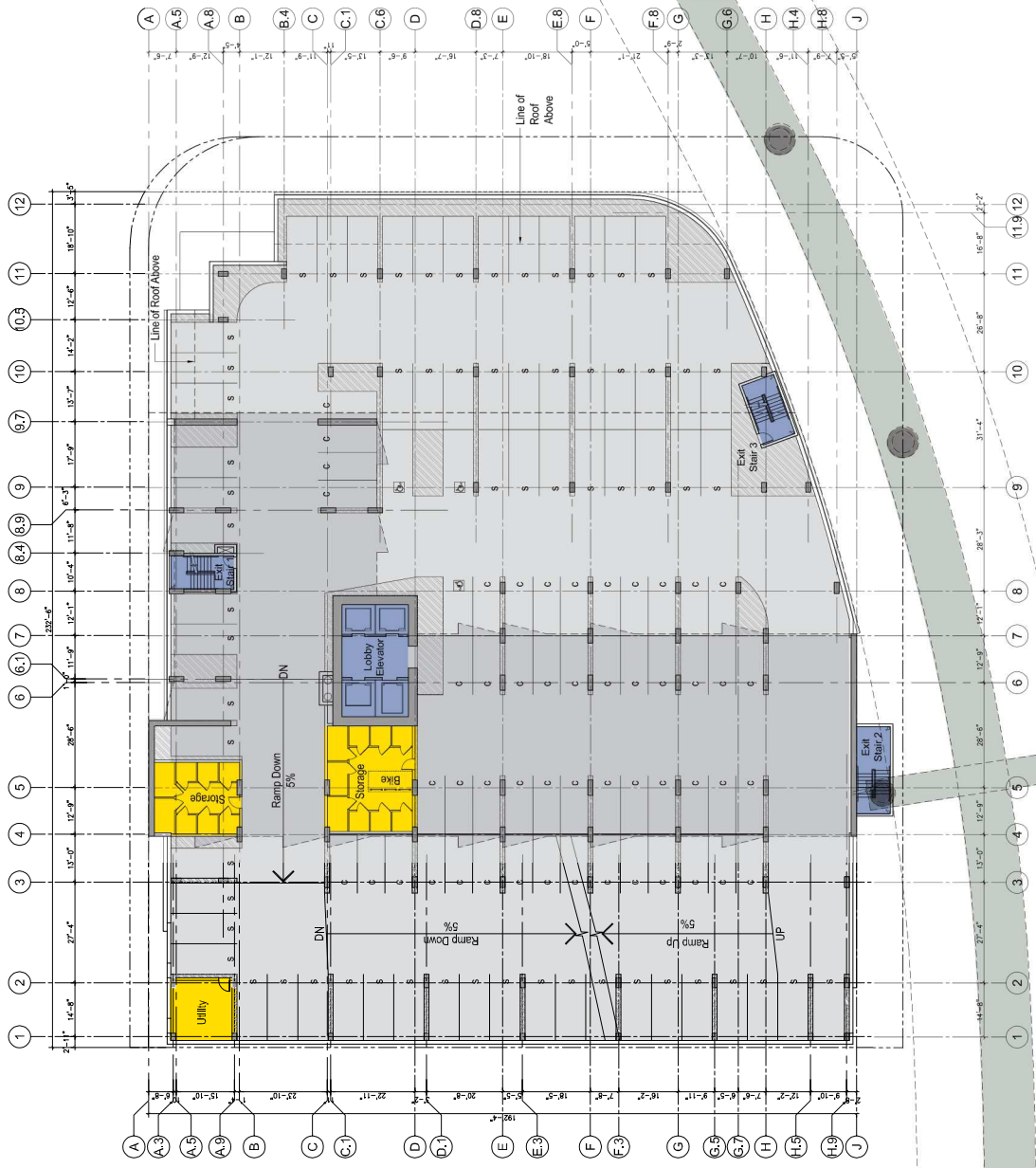
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<p>Howard Hughes Corporation</p>	<p>Hawaii</p>	<p>Issue Date : 03 29 2013</p>		



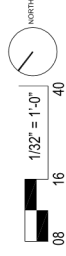


- Legend
- Vertical Circulation / Egress
 - Residential Areas
 - Storage / Utility

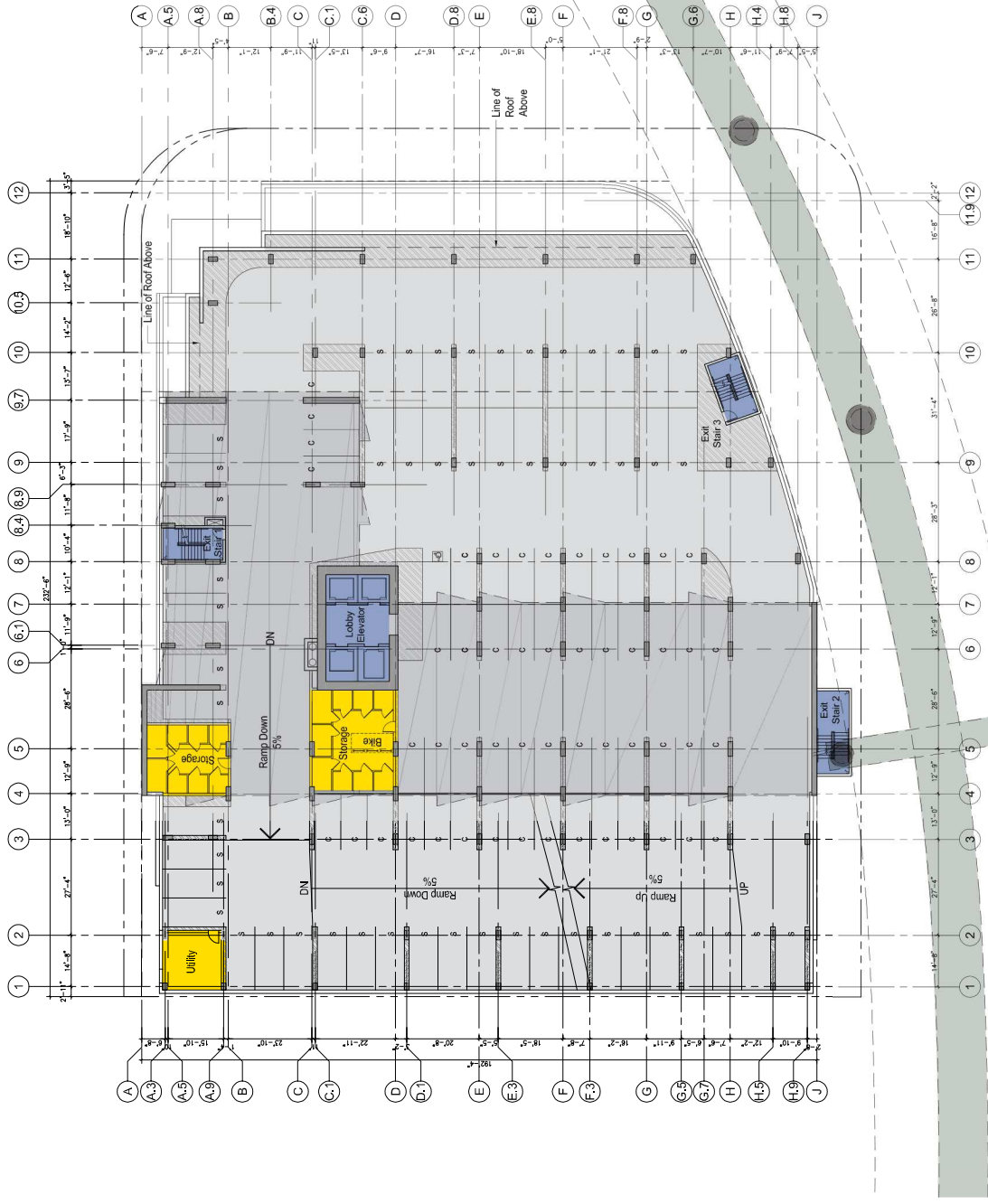


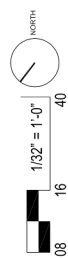


- Legend
- Vertical Circulation / Egress
 - Residential Areas
 - Storage / Utility

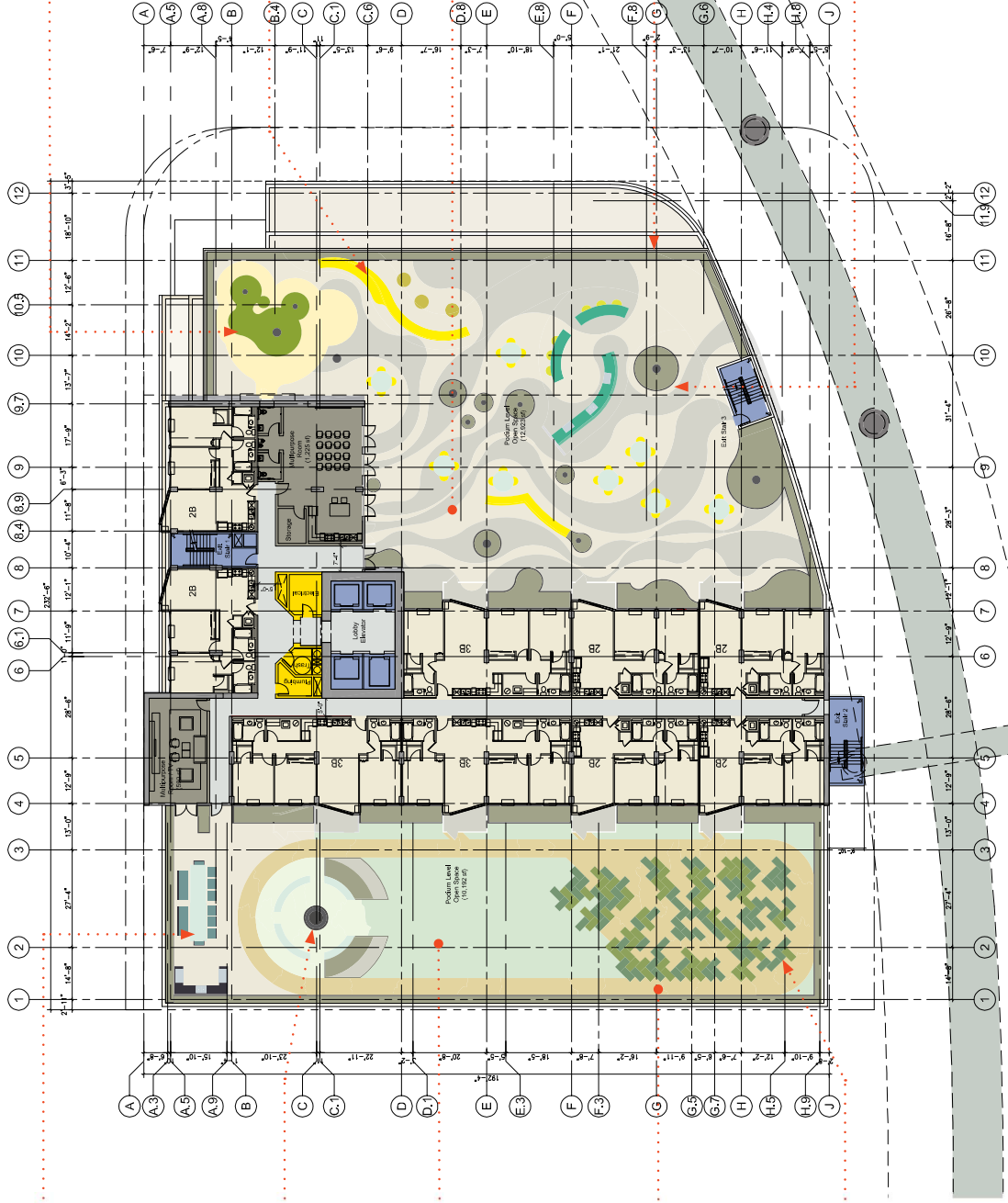


<p>CDS CDS INTERNATIONAL 1003 Bishop Street, Suite 1400 Honolulu, HI 96813 808.524.4200</p> <p>ac martin international 444 South Berne Street, Suite 1200 Honolulu, HI 96813 213.682.1900/213.682.1900</p>	<p>Ward Village - Land Block 5 - Project 1</p> <p>Hawaii</p>	<p>Fifth Level : Residential Parking</p> <p>Issue Date : 03/29/2013</p>	<p>D-10</p>
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03 29 2013



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212.682.1900

Ward Village - Land Block 5 - Project 1

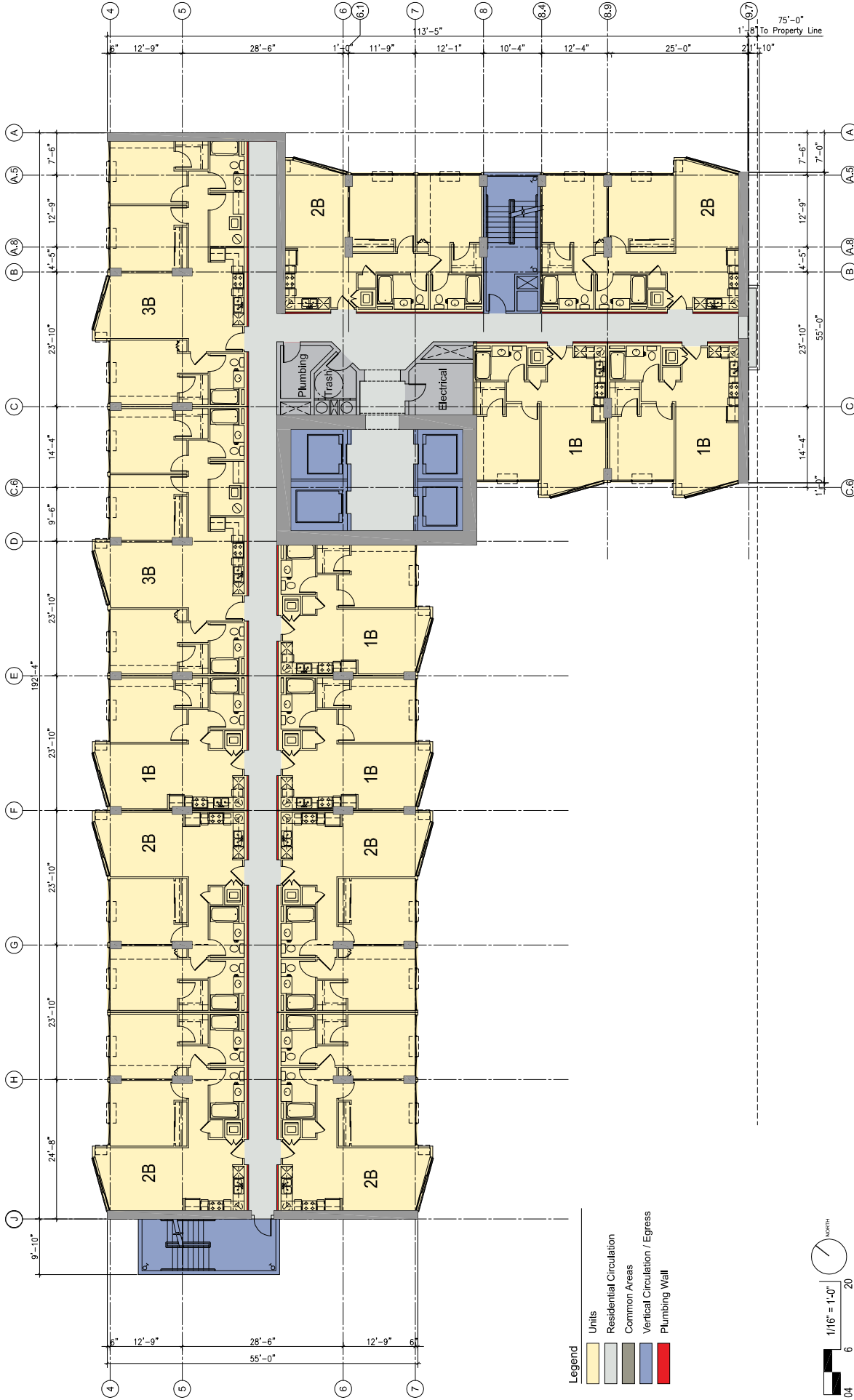
Hawaii

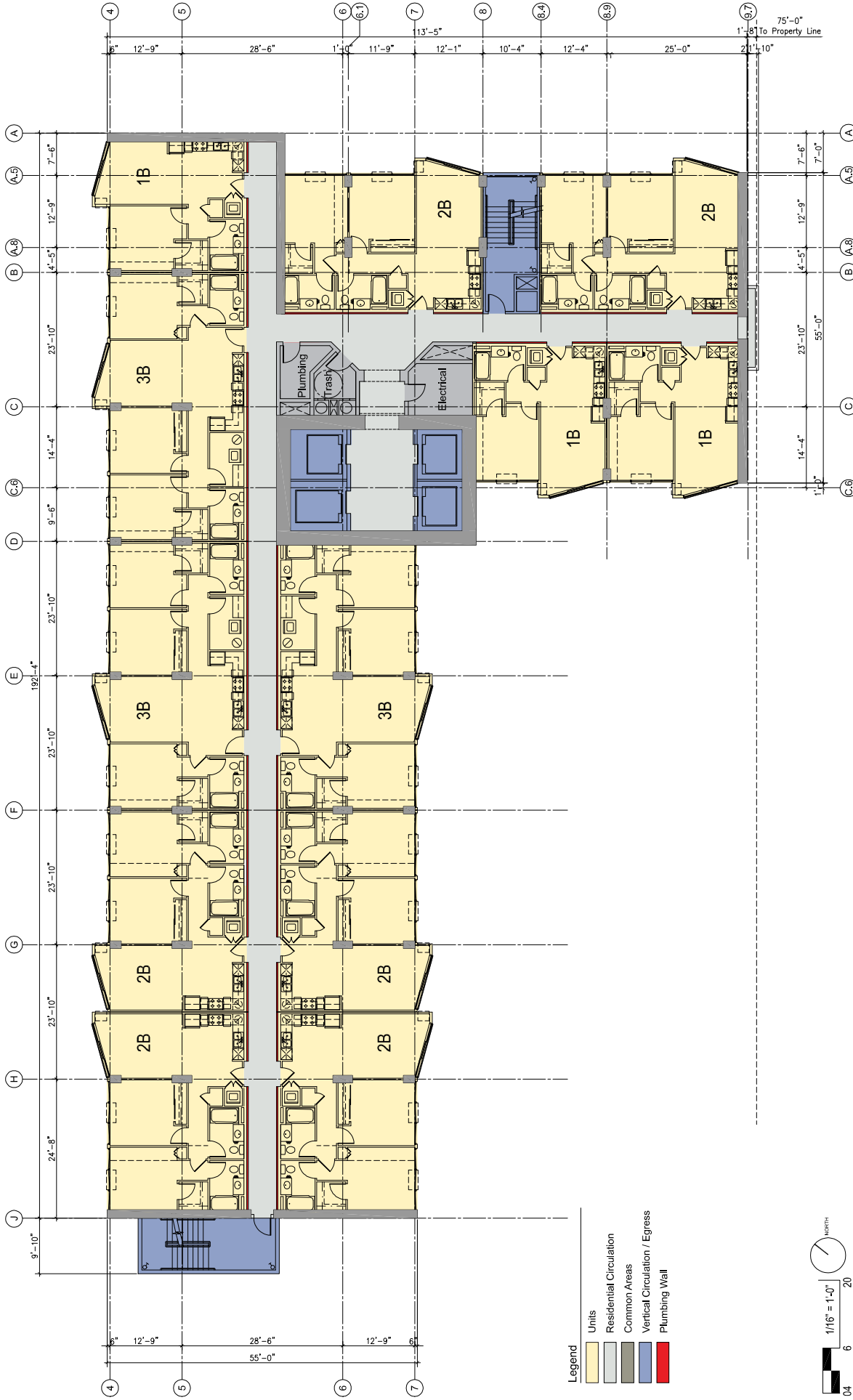
Howard Hughes Corporation

Eighth / Podium Level: Landscape

Issue Date : 03 29 2013

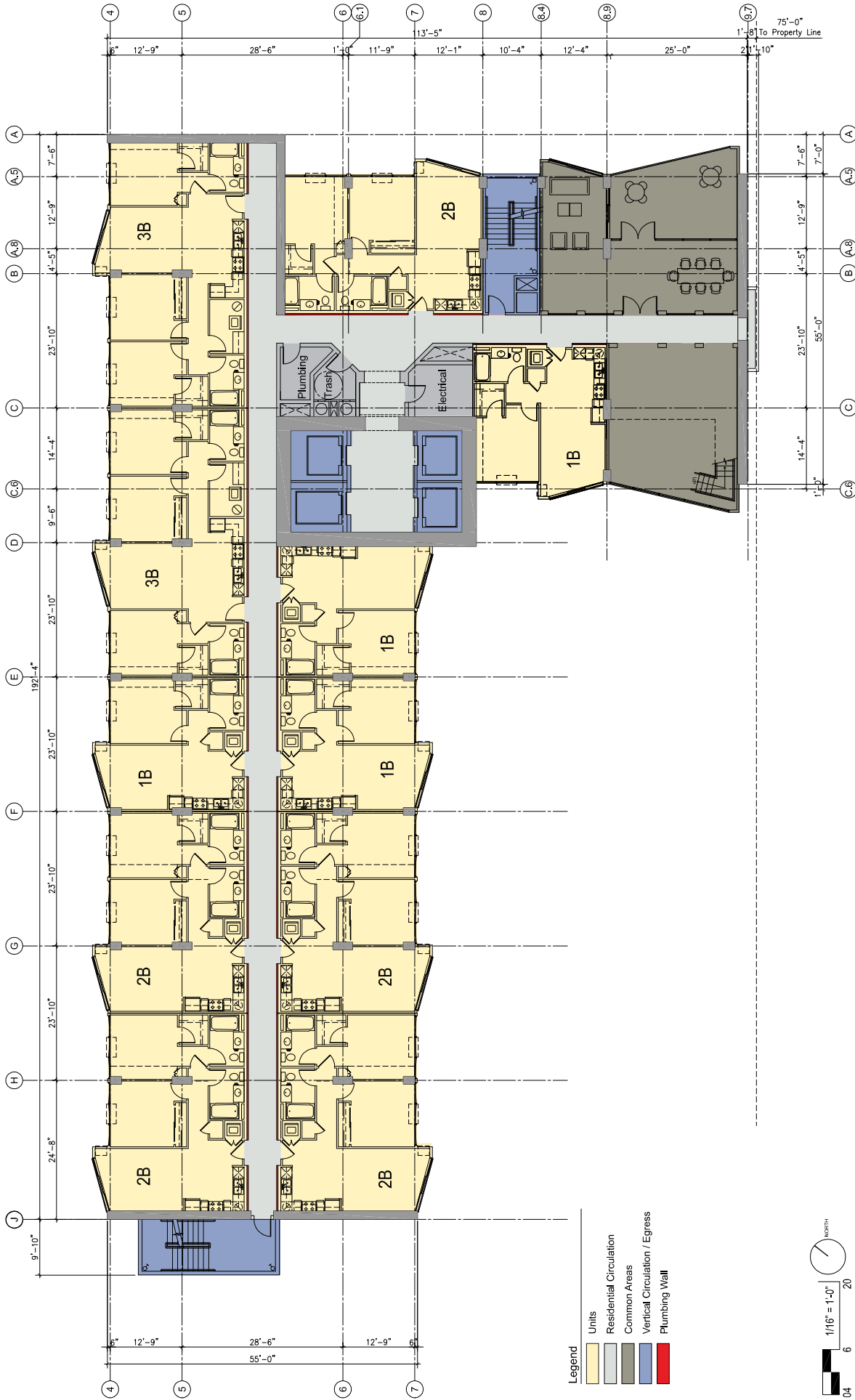
D-13

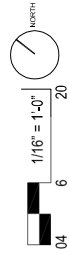
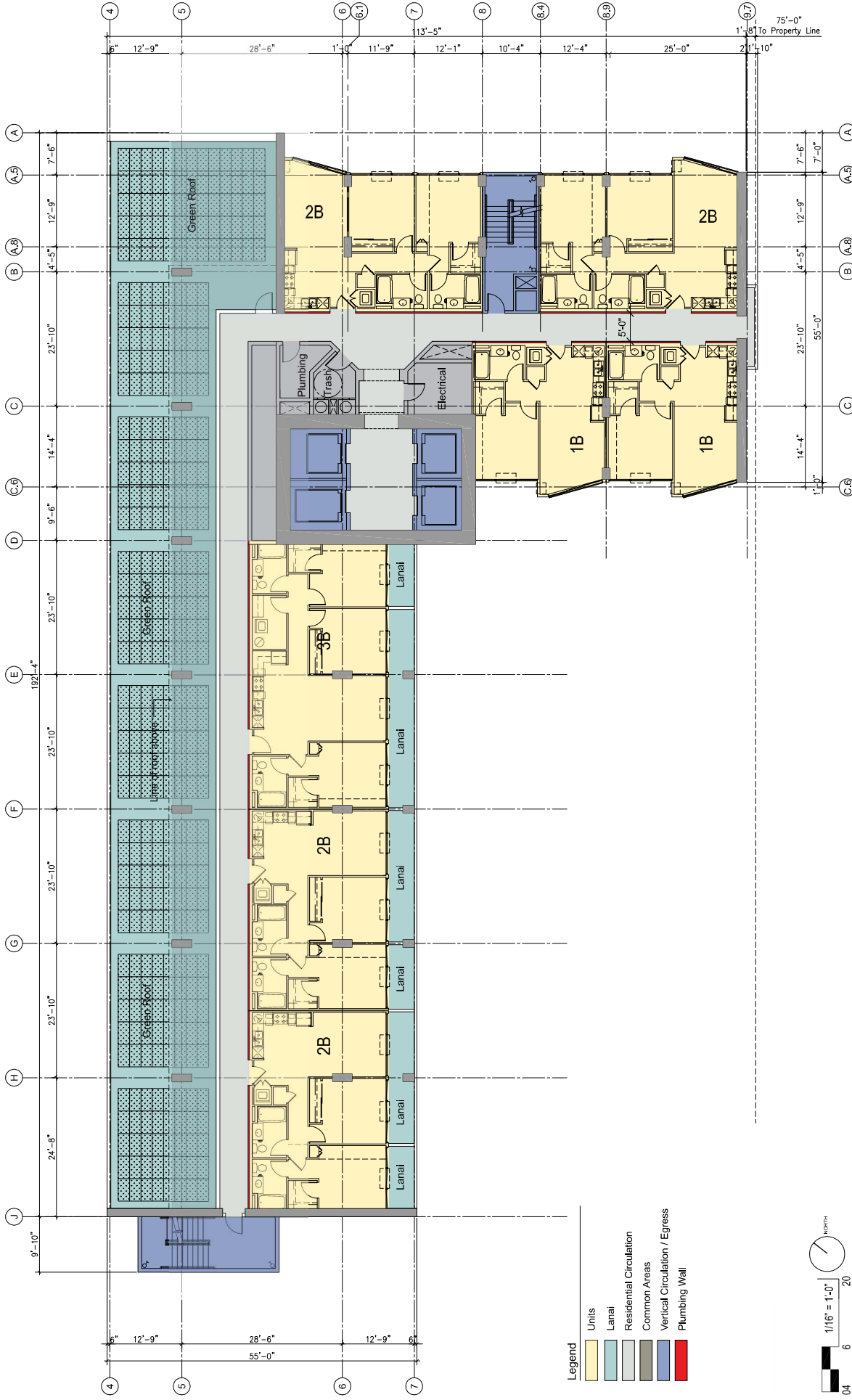




<p>CDS CDS INTERNATIONAL 1003 Kalia Street, Suite 1400 Honolulu, HI 96813 808.534.4200</p> <p>ac martin international 444 South Bower Street, Suite 1200 Honolulu, HI 96813 808.534.4200</p>	<p>Ward Village - Land Block 5 - Project 1</p> <p>Typical Tower Level - B Residential Units</p> <p>Issue Date : 03/29/2013</p> <p>Howard Hughes Corporation</p> <p>Hawaii</p>	<p>D-15</p>
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212.682.1900

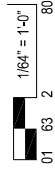
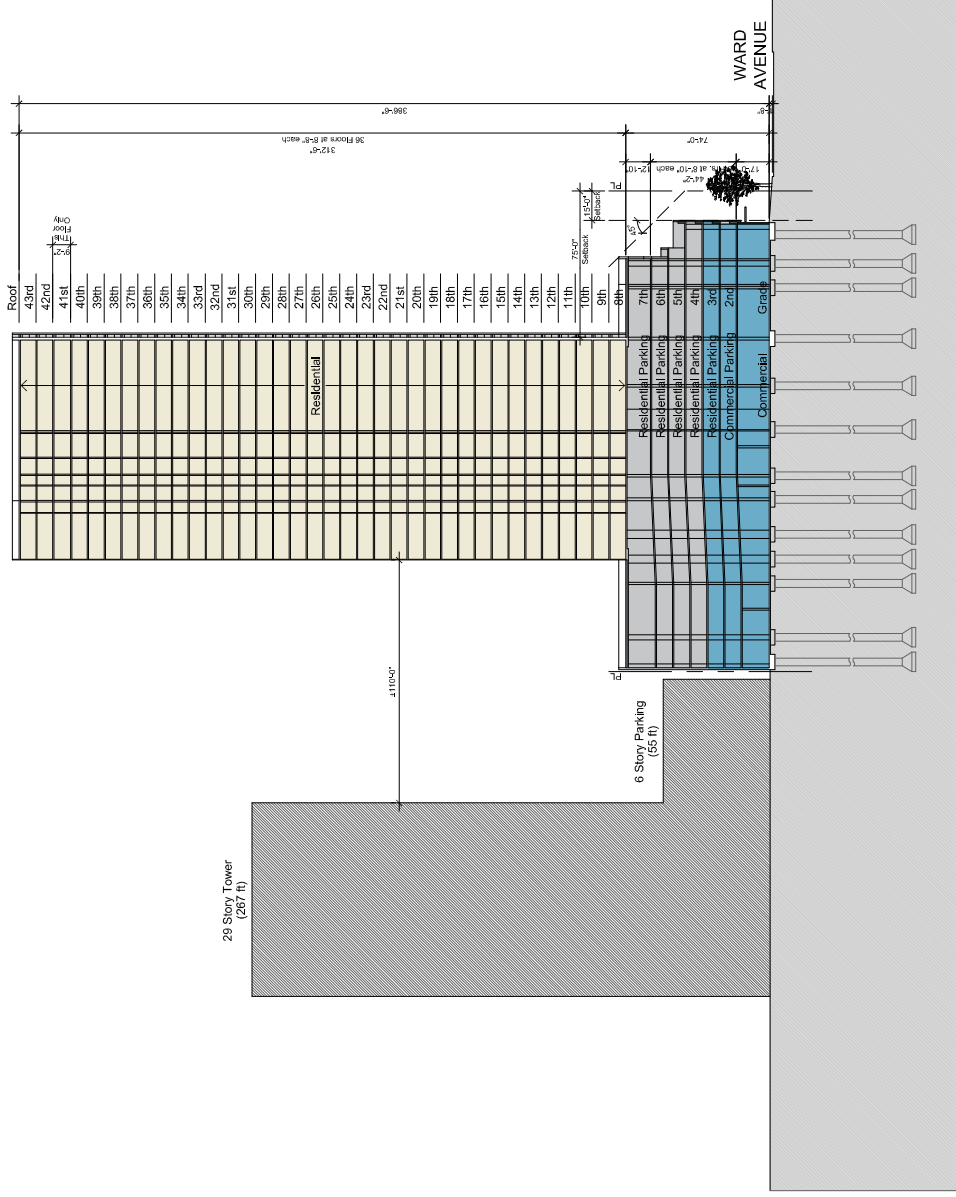
Ward Village - Land Block 5 - Project 1

Hawaii Howard Hughes Corporation

42nd & 43rd Levels: Residential Units

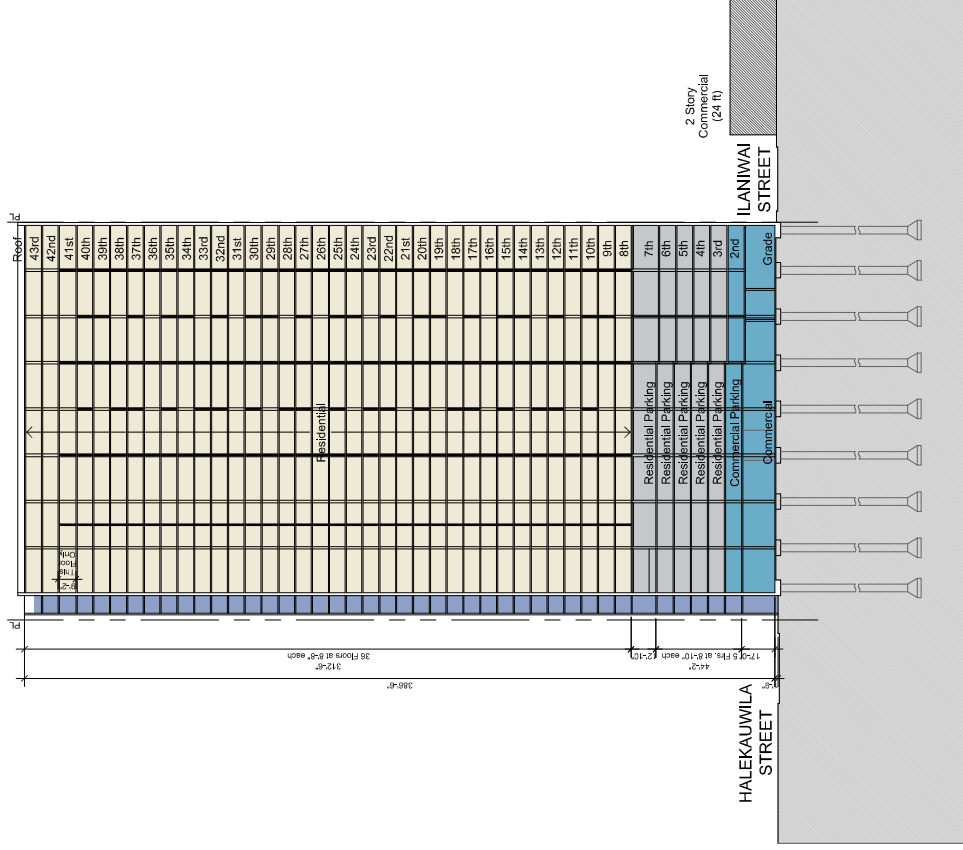
Issue Date : 03/29/2013

D-18



<div> <div> <div>1003 Kalia Street, Suite 1400 Honolulu, HI 96813 808.524.4200</div> <div>444 South Bower Street, Suite 1200 Honolulu, HI 96813 215.682.1980/215.682.1990</div> </div> <div> <div>CDS</div> <div>CDS INTERNATIONAL</div> </div> <div> <div>ac martin</div> <div>international</div> </div> </div>	<div> <div>Ward Village - Land Block 5 - Project 1</div> <div>Hawaii</div> <div>Howard Hughes Corporation</div> </div>	<div> <div>Building Section A</div> <div>Issue Date : 03/29/2013</div> </div>
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D-19



01 63 2
1/64" = 1'-0"

D-20

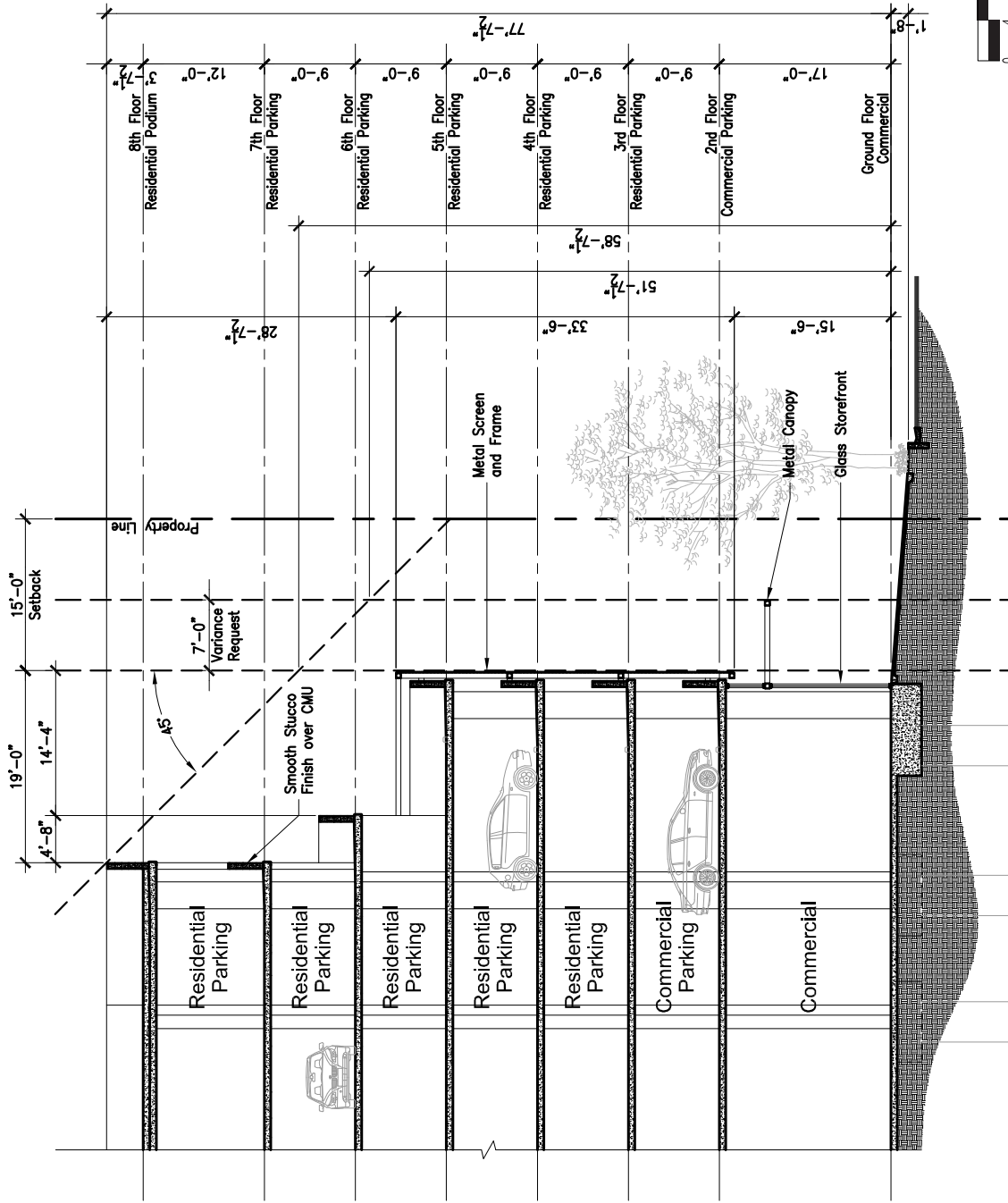
Building Section B

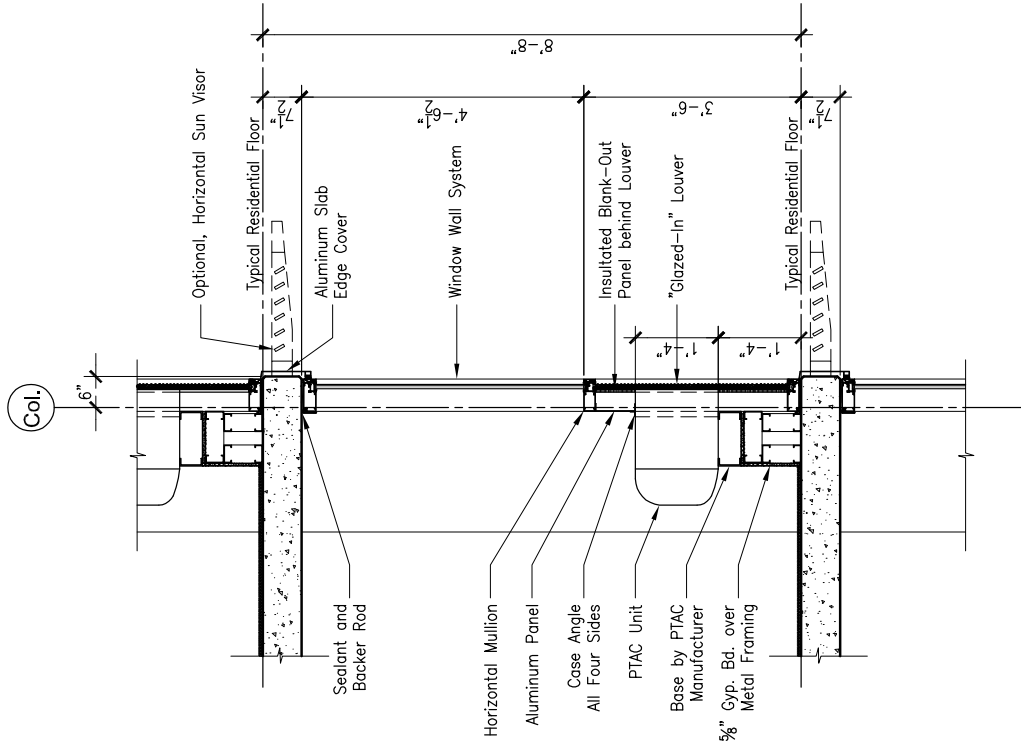
Issue Date : 03 29 2013

Ward Village - Land Block 5 - Project 1

Howard Hughes Corporation

Hawaii

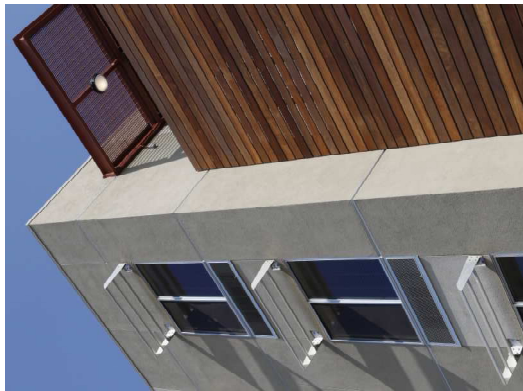




PTAC -
Packaged Terminal
Air Conditioning
Unit



PTAC in bedroom



Basic Window Assembly

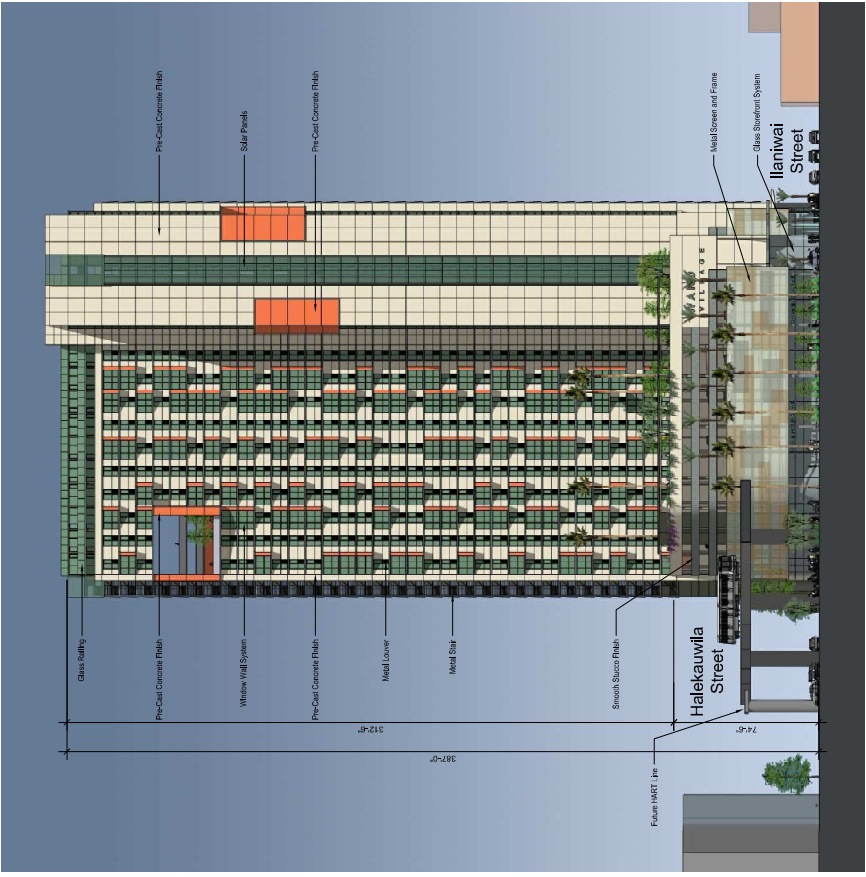


Sun Visor

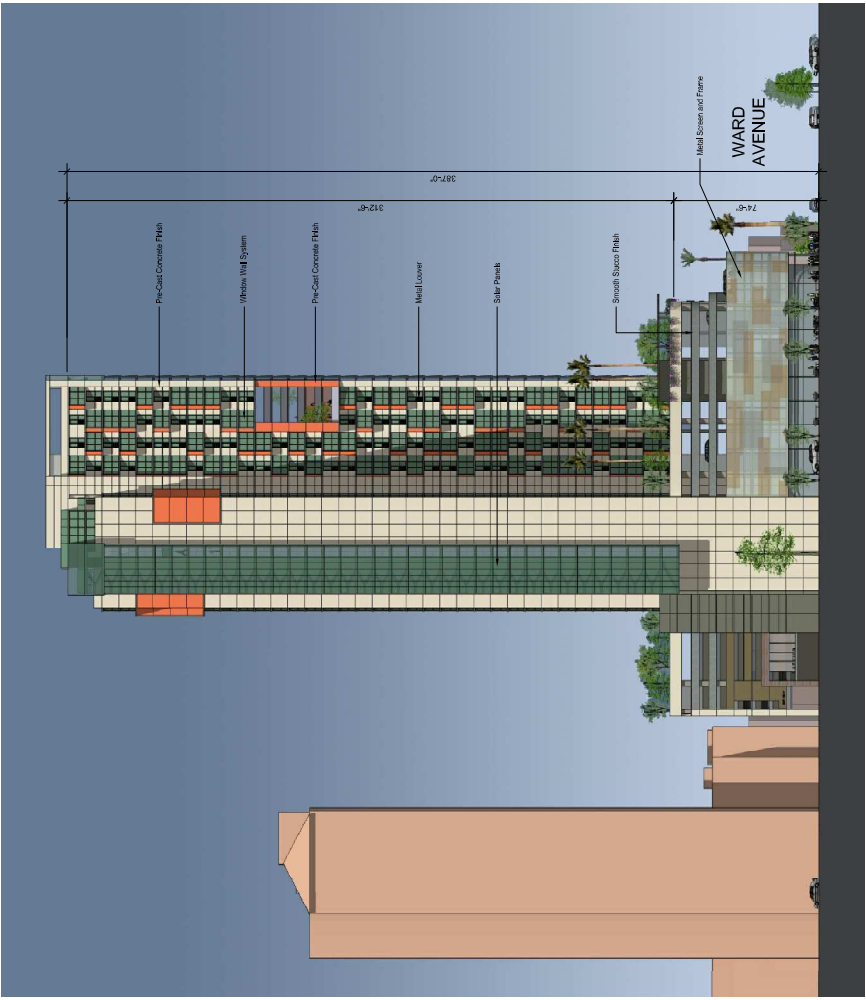


Window System with
Integrated Louver





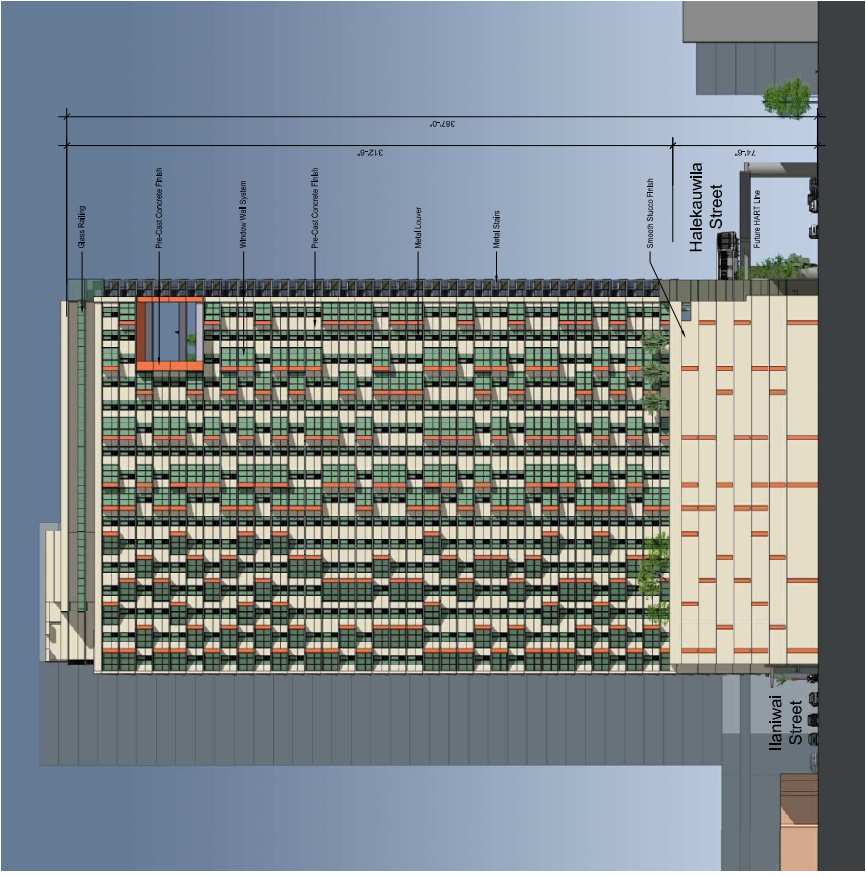
Ward Avenue Diamond Head Elevation



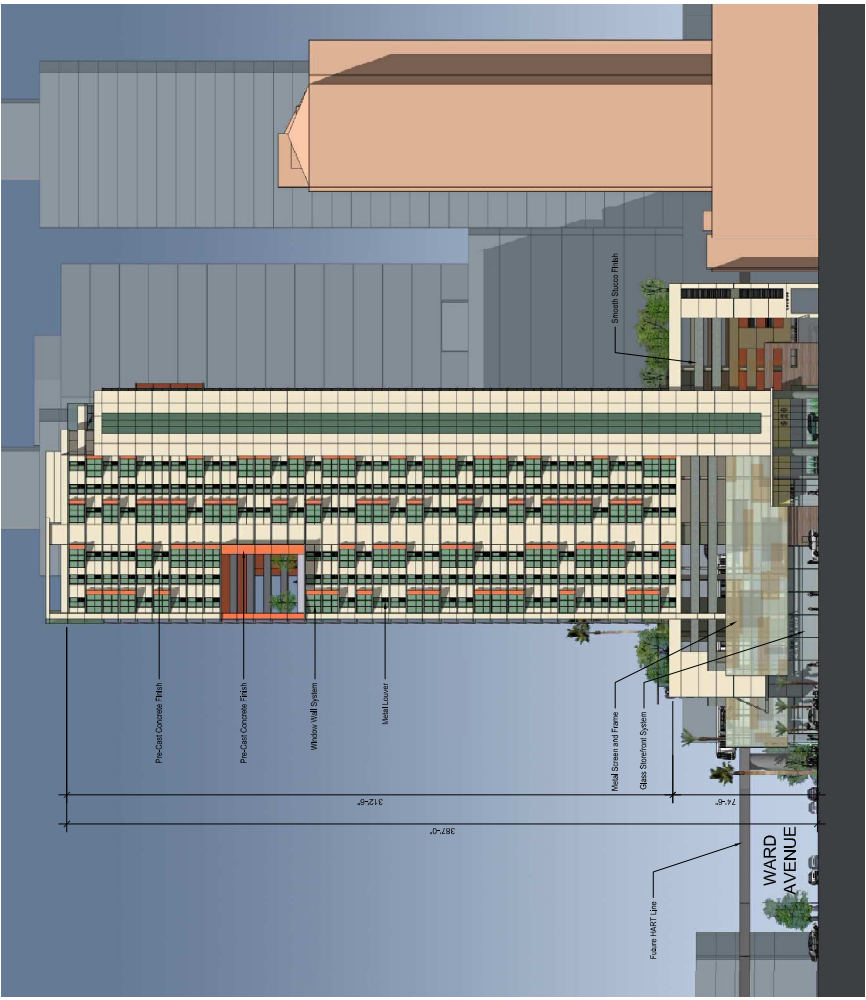
Halekauwila Street Makai Elevation

<div><div><div>CDS</div><div>CDS INTERNATIONAL</div></div><div><div>1003 Hialeah Street, Suite 1400</div><div>Hialeah, FL 33150 (USA)</div><div>808 524 4200</div></div><div><div>ac martin</div><div>international</div></div><div><div>444 South Broward Street, Suite 1200</div><div>Ft. Lauderdale, FL 33301 (USA)</div><div>215 682 1980/215 682 1900</div></div></div>	Ward Village - Land Block 5 - Project 1		Building Elevations : Ward Avenue (South) & Halekauwila (West)	
	Hawaii	Howard Hughes Corporation	Issue Date : 03 29 2013	





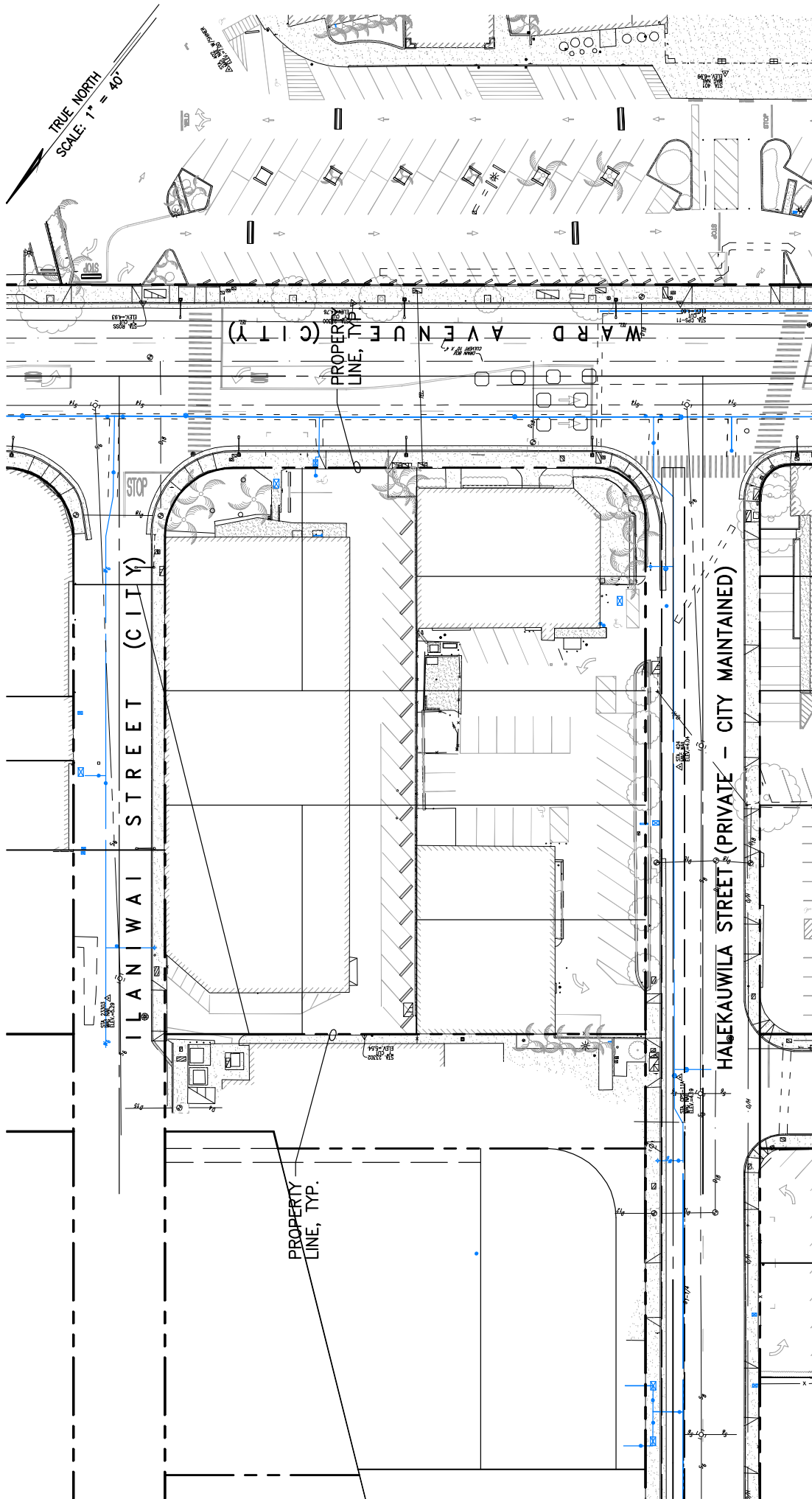
North Ewa East Elevation

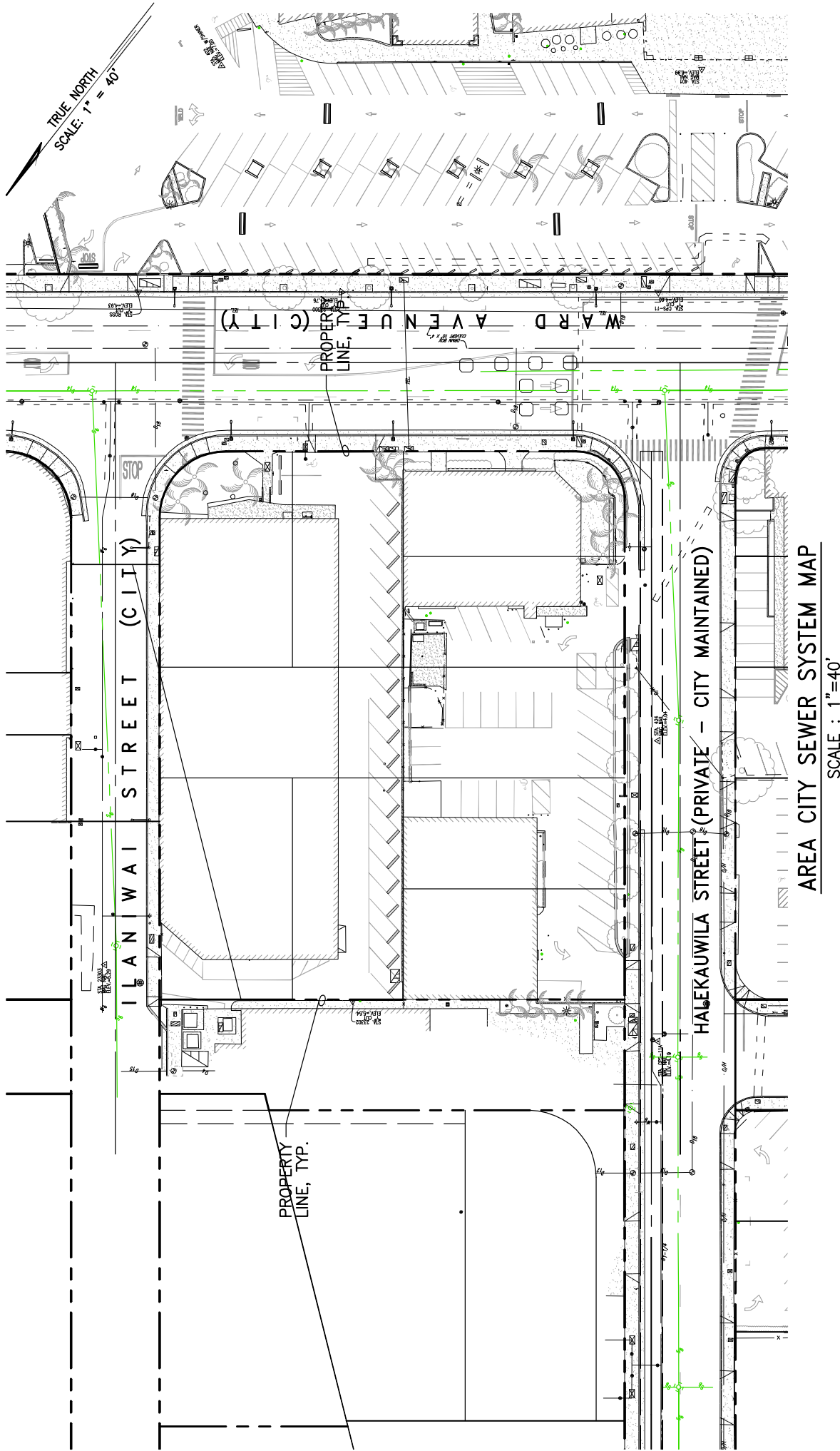


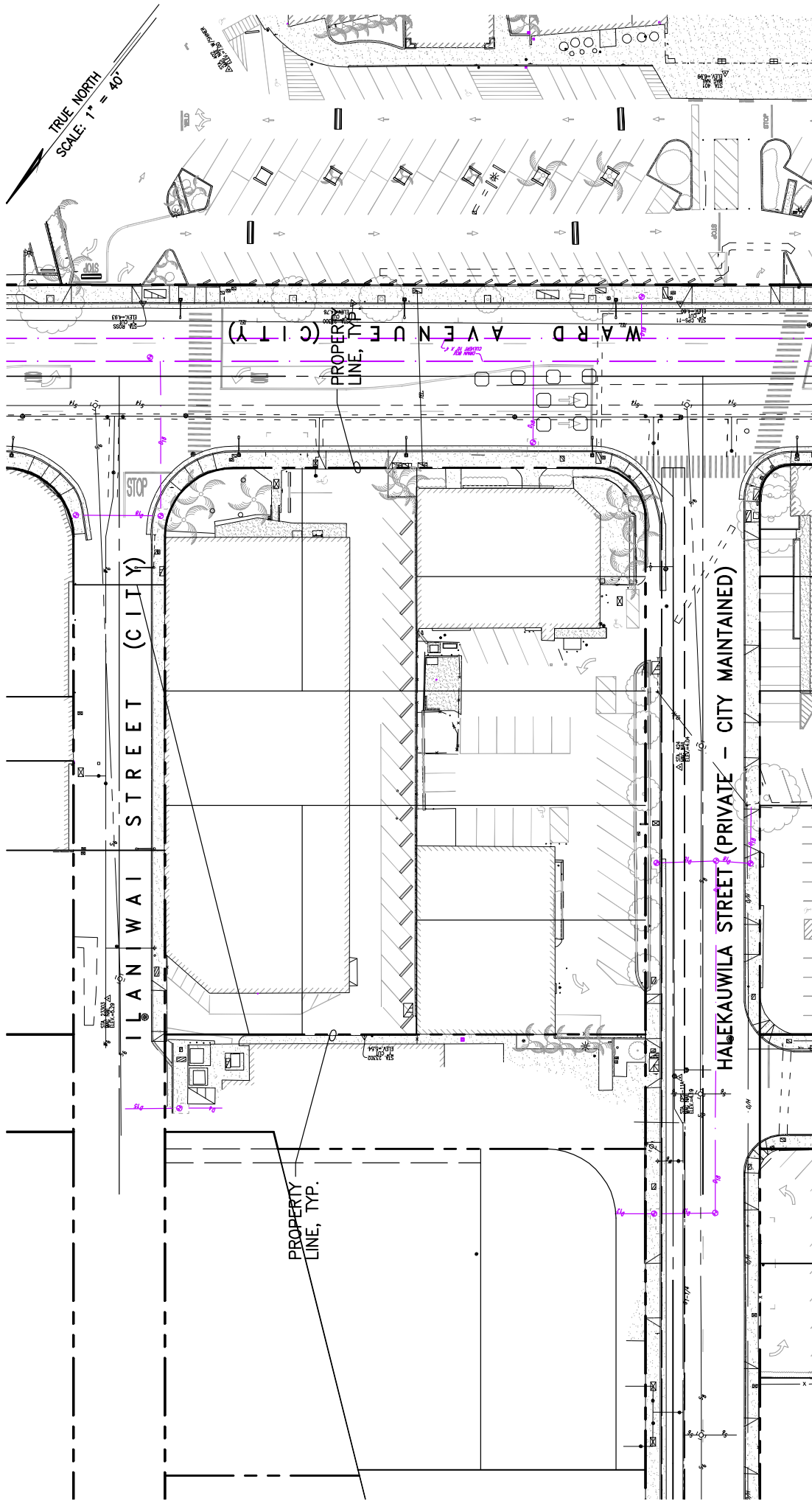
Ilianiwai Street Mauka Elevation

Ward Village - Land Block 5 - Project 1		Perspective Image	D-25
Hawaii	Howard Hughes Corporation		

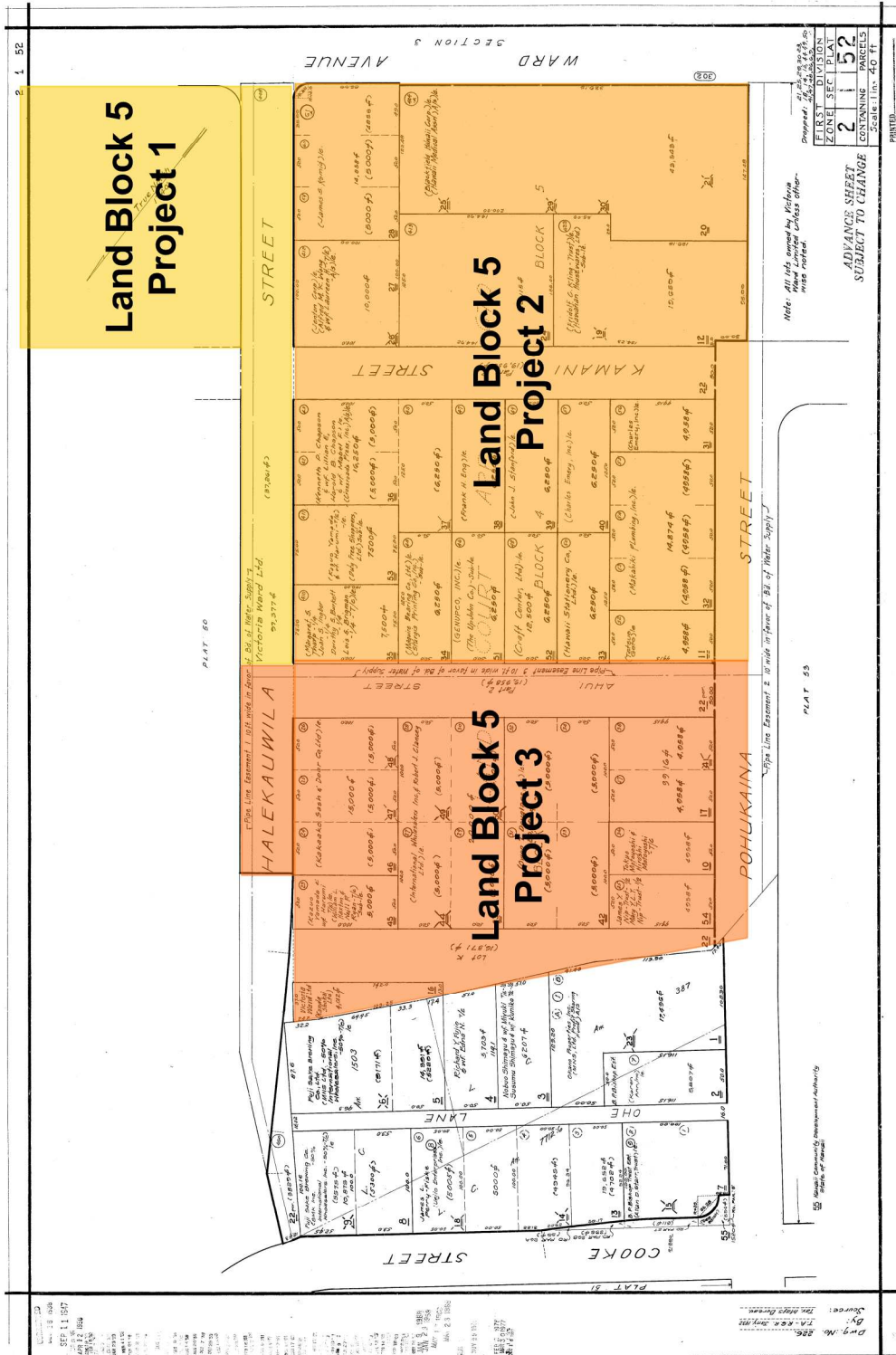
Issue Date : 03/29/2013

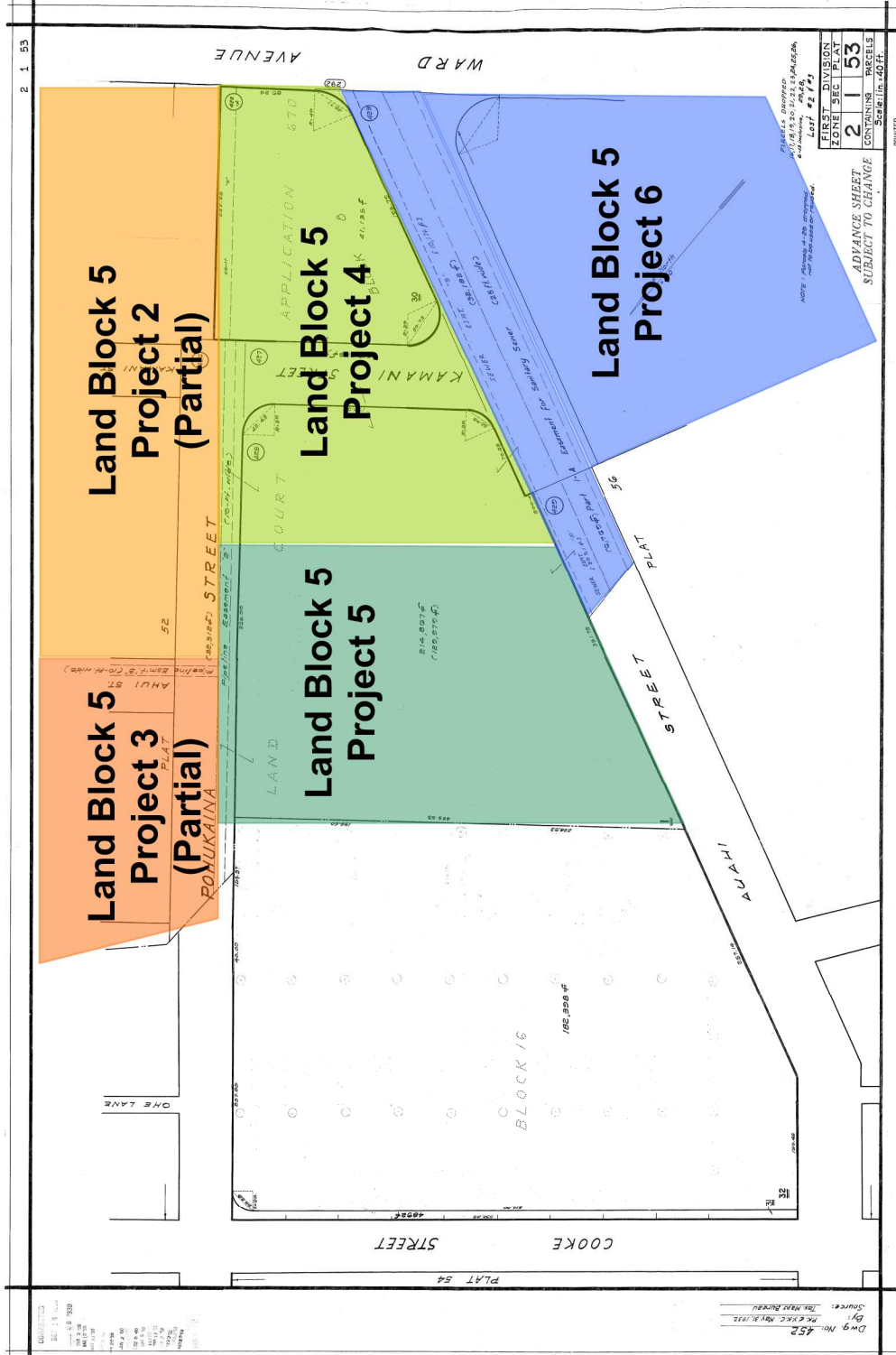


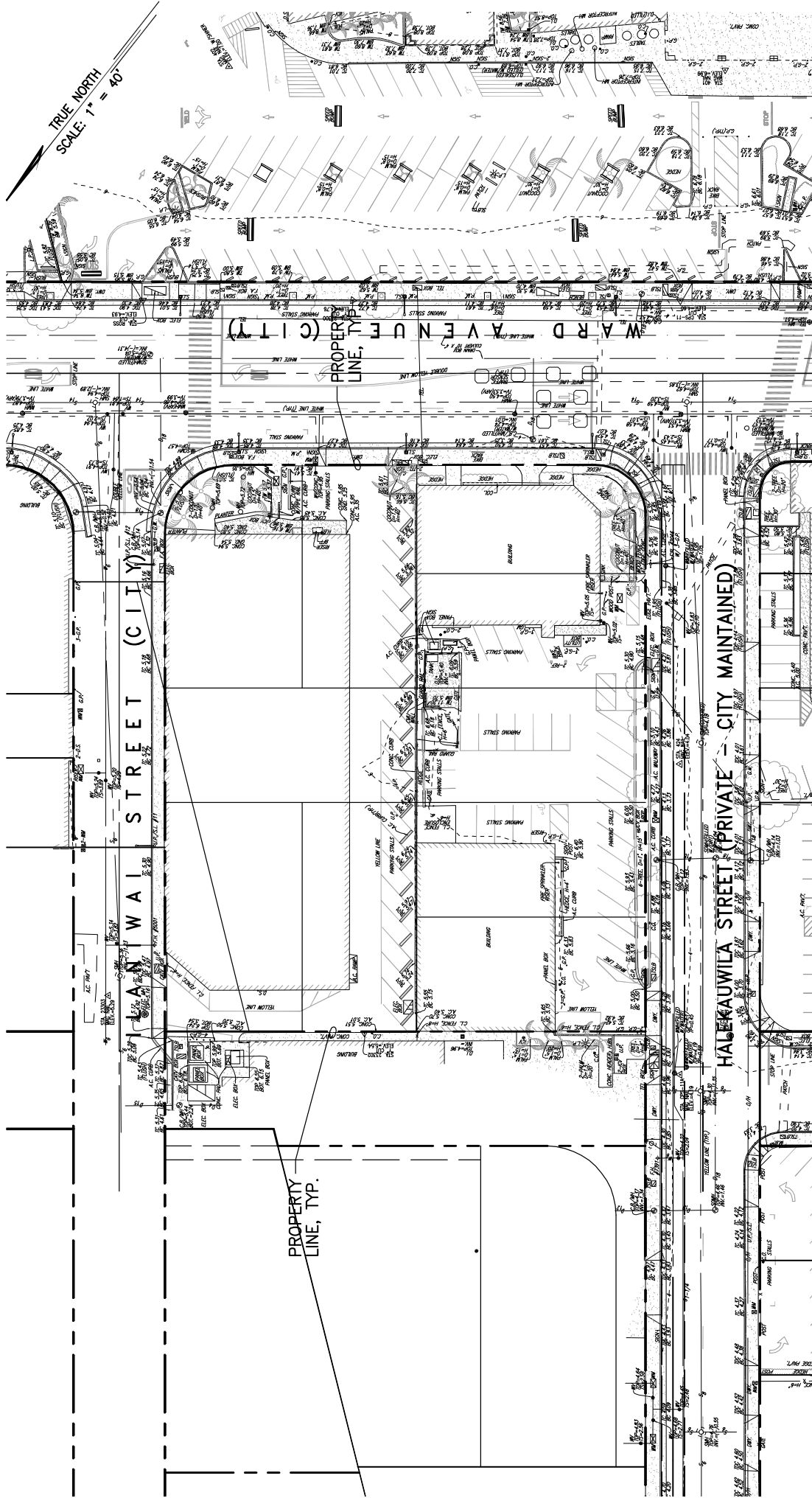








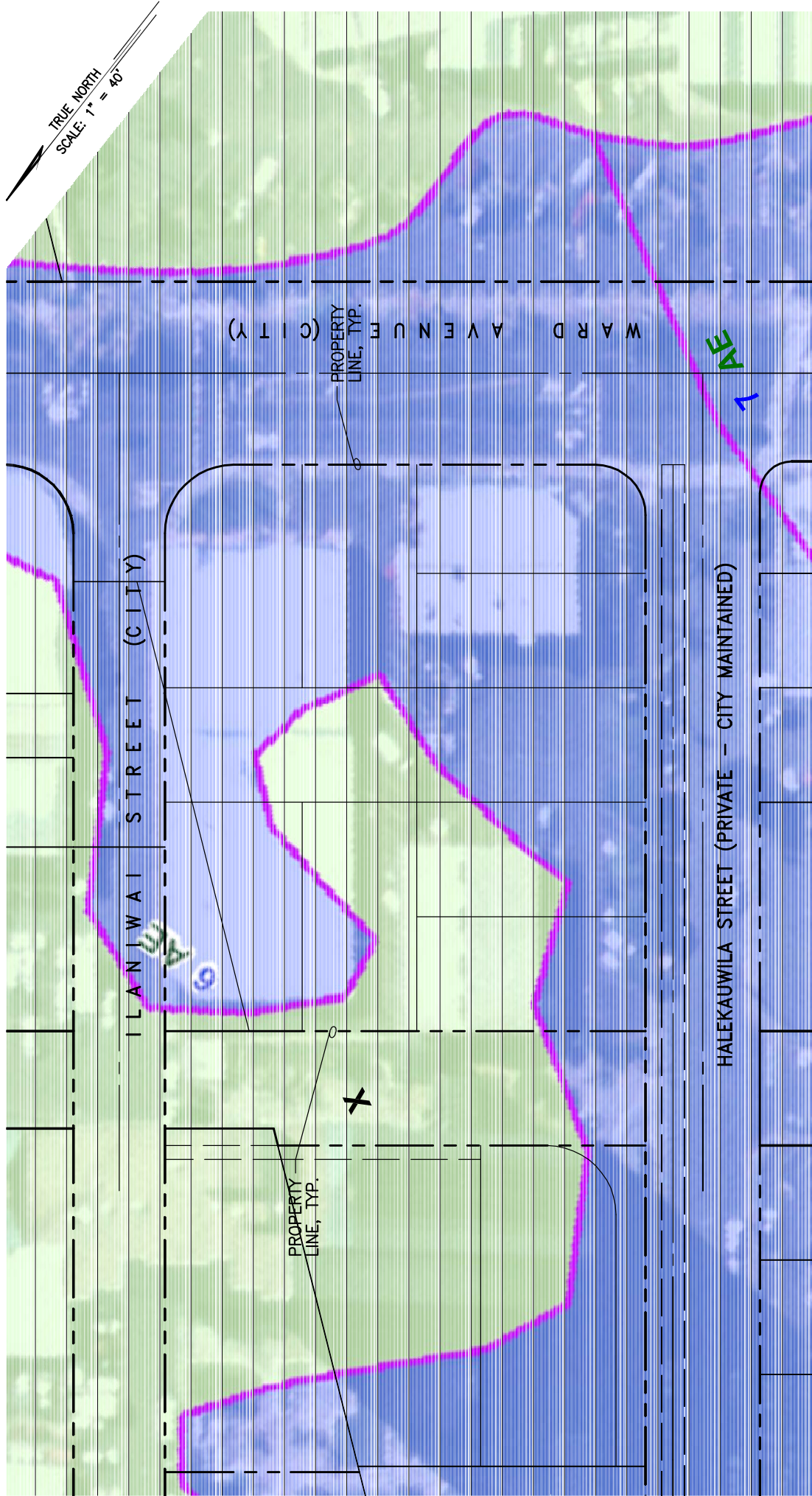






TOPOGRAPHIC MAP
SCALE : 1"=40'

<p>  CDS INTERNATIONAL 1003 Bishop Street, Suite 100 Honolulu, HI 96813 808.521.4200  ac martin international 441 South Flower Street, Suite 120 Los Angeles, CA 90017 213.683.7800 </p>	<p> Ward Village, Land Block 5, Project 1 </p> <p> hawaii </p> <p> Howard Hughes Corporation </p> <p> Issue date: 02 22 2013 </p> <p> Topographic Map </p> <p> E-5 </p>
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FLOOD HAZARD EVALUATION MAP
SCALE : 1"=40'

 CDS INTERNATIONAL 1000 Bishop Street, Suite 1000 Honolulu, Hawaii 96813 808.521.4200  ac martin international 441 South Flower Street, Suite 1200 Los Angeles, CA 90071 213.683.7900	<div data-bbox="1344 60 1421 1598"> <div data-bbox="1344 1014 1401 1598">Ward Village, Land Block 5, Project 1</div> <div data-bbox="1344 231 1421 1014"> <div data-bbox="1344 231 1421 594">Flood Hazard Evaluation Map</div> <div data-bbox="1421 231 1445 1014">Issue date: 02/22/2013</div> </div> </div> <div data-bbox="1421 60 1445 1598"> <div data-bbox="1421 60 1445 231">E-6</div> <div data-bbox="1421 231 1445 594">hawaii</div> <div data-bbox="1421 594 1445 1014">Howard Hughes Corporation</div> </div>
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HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – E-7.1

Pedestrian and Vehicular Circulation Summary

The Project will be seen as the gateway to the Ward Village for pedestrians traveling along Ward Avenue from Mauka side of the property. The corner of Ward Avenue and Ilaniwai Street will be treated to create a sense of arrival for pedestrians. A more pedestrian-friendly sidewalk will be provided in the 15 ft setback along Ward Avenue to be closer to the retail shops on the ground floor of this project. With the adjacency to the proposed rail station, heavier pedestrian volume at the signaled intersection of Ward Avenue and Halekauwila Street is anticipated. The project will also treat the open space at that corner to accommodate the growing pedestrian flow and gathering.

Vehicular circulation for this project will be limited to Ilaniwai Street and Halekauwila Street. A service & loading entry is provided at Ilaniwai Street, with an outlet at Halekauwila Street. This path will also be shared with vehicles that access the drive-through window of the retail shops. A drop-off apron is provided along Ilaniwai Street for the residential tower. The parking garage entrance & exit, for both commercial use and for the residents of the tower, is located at Halekauwila Street.

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – E-8

Noise Impact Summary

1.0 SUMMARY

Land Block 5, Project 1 is a proposed mix-use high rise condominium project located at the mauka, Ewa corner of Ward Avenue and Halekauwila Street, in Kakaako. It is part of Land Block 5, of the Ward Master Plan approved by HCDA in January 2009. The project includes a residential tower with a parking structure, and a retail component fronting Ward Avenue. An amenity deck sits atop the parking component of the project. Noise generating activities created by the commercial tenants, use of the amenity deck, and within the parking structure could potentially result in complaints by future residents or commercial tenants. These issues shall be addressed during the design process.

2.0 PROJECT DESCRIPTION

This 43-story reserved housing high rise development includes 36 levels of residential units, a commercial level at grade, and 6 levels of parking in between.

3.0 POTENTIAL NOISE SOURCES

3.1 Commercial Space

Approximately 30,000 sf of commercial tenant space is located along Ward Avenue. Directly above the commercial space is the parking structure. While the commercial space will likely generate some noise, the anticipated noise level is not expected to cause a significant number of noise complaints. The noise levels generated by the commercial space should be compatible with adjacent areas which are also commercial spaces of similar use. Noise generated by mechanical equipment (fans, pumps, air handling equipment, etc.) will be evaluated during the design, and may include noise mitigation treatments. All stationary mechanical equipment must comply with the State Noise Limits.

3.2 High-Capacity Transit

A high-capacity rail transit project managed by the Honolulu Authority of Rapid Transportation (HART) is planned to pass the southwest of this project. The noise report for the transit corridor project indicates that the existing noise level is in the range of mid 60 dBA at the ground level, and in the range of mid 70s at the fifth level. This coincides with the active nature of the area, where commercial activities is pre-dominant. The report suggests that the high-capacity transit operation does not cause higher noise levels than the existing. It further indicates that the noise level, with the operation of the high-capacity transit, is the highest at around fifth floor to ninth floor. This project is proposing a 7-leveled podium, which will help raise the residential floors beyond the high noise zone. A noise analysis will be conducted for this project specifically so that the noise issues associated with the ground floor commercial

HCDA Planned Development Permit Ward Village Land Block 5, Project 1

April 15, 2013

Exhibit – E-8

Noise Impact Summary

activities, vehicular circulation, and utility/equipment operations can be addressed during design stage.

3.3 Parking Structure

The project includes a parking structure for the residences and commercial tenant patrons. The design between the parking podium and the residential tower will prevent airborne noise transmission between the garage and the residential units. Parking level walls and ceiling design will need to reduce potential noise build up within the parking garage. The finish of the parking level floors and ramps will need to address tire “squeal.”

3.4 Miscellaneous Noise Generators

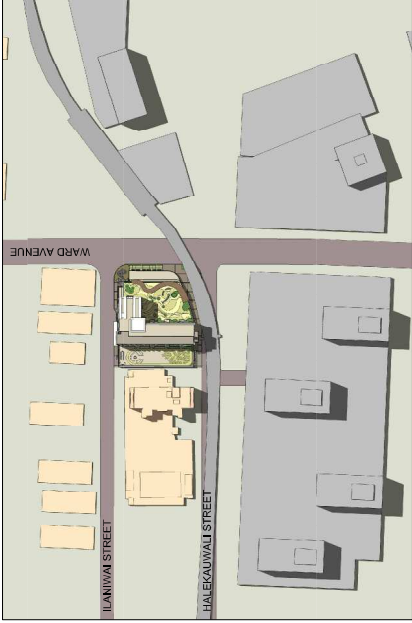
Miscellaneous noise generators such as delivery trucks, trash compactors, trash pickup trucks, mechanical equipment, and street noise will need to be considered during the design of the project. Locating some of these necessary functions farther from the residential units will help, along with proper design of exterior walls and windows. In addition, proper management practices such as limiting the time for trash pickup, deliveries, commercial tenant’s hours of operation can help address potential noise generators.

4.0 NOISE MITIGATION

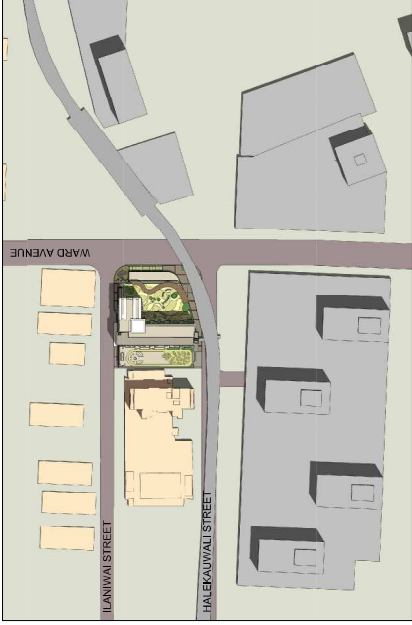
Noise mitigation will be considered throughout the design phase and construction documents phase, with the intent to a) minimize noise generating sources, b) properly locate any noise generating sources, and c) use proper design practices and materials that will help reduce sound levels that may otherwise generate complaints from the projects residents.



9 AM - June 21



12 PM - June 21



1 PM - June 21



3 PM - June 21



5 PM - June 21



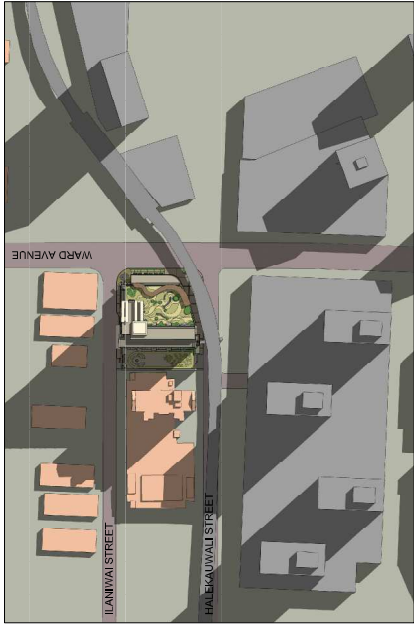
<div> <div>  <div> <div>CDS</div> <div>INTERNATIONAL</div> </div> </div> <div> <div>  <div> <div>ac martin</div> <div>international</div> </div> </div> </div> </div> <div> <div> <div>1003 Hawaii Street, Suite 1400</div> <div>San Francisco, CA 94103</div> <div>800.524.4200</div> </div> <div> <div>444 South Bower Street, Suite 1200</div> <div>San Jose, CA 95128</div> <div>212.682.1900 / 408.212.1900</div> </div> </div>	<div> <div> <div>Ward Village - Land Block 5 - Project 1</div> <div>Hawaii</div> </div> <div> <div>Howard Hughes Corporation</div> </div> </div>	<div> <div> <div>Shade & Shadow Study (June)</div> <div>Issue Date :</div> </div> <div> <div>03 29 2013</div> </div> </div>	<div> <div>E-9.1</div> </div>
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9 AM - December 21



12 PM - December 21



1 PM - December 21



3 PM - December 21



<div data-bbox="1318 1827 1427 2041">  <div data-bbox="1364 1827 1427 2041"> <p>CDS INTERNATIONAL 1003 E. Main Street, Suite 1400 Portland, OR 97201 503.524.4200</p> </div> </div> <div data-bbox="1318 1680 1427 1827">  <div data-bbox="1364 1680 1427 1827"> <p>ac martin international 444 South River Street, Suite 1200 Portland, OR 97201 503.524.4200</p> </div> </div>	<div data-bbox="1318 60 1427 1596"> <div data-bbox="1318 1008 1427 1596"> <p>Ward Village - Land Block 5 - Project 1</p> <p>Hawaii</p> <p>Howard Hughes Corporation</p> </div> <div data-bbox="1318 231 1427 1008"> <p>Shade & Shadow Study (December)</p> <p>Issue Date : 03 29 2013</p> </div> <div data-bbox="1318 60 1427 231"> <p>E-9.2</p> </div> </div>
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memo – HCDA Green Building Criteria for Block O

date: March 5, 2013

to: Mr. Anthony J. H. Ching, Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

from: Katrina Morgan, Principal
Fermata Consulting

re: Green Building Criteria -
Ward Village Land Block 5, Project I (aka Block O) Project

Dear Mr. Ching,

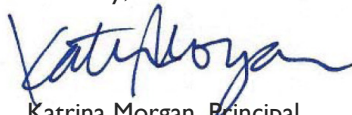
Fermata Consulting is the LEED Consultant for the Ward Village Land Block 5, Project I, (aka Block O) Project. We hereby confirm that the Block O project is being designed in compliance with the requirements of section §15-217-59 *Green Building* of the 2011 *Mauka Area Rules for the Kakaako Community Development District*, including:

- The project design includes all systems, materials, performance, and documentation required to achieve LEED Building Design + Construction for New Construction 2009 Version 3 Silver Certification.
- The project design includes performance that meets Sustainable Sites credit 6.2, Stormwater Design - Quality Control.
- The project design includes performance that meets both Sustainable Sites credit 7.1, Heat Island Effect – Non-roof, and 7.2, Heat Island Effect-Roof.
- The project design includes performance that meets two points under the Water Efficiency credit 1, Water Efficient Landscaping.

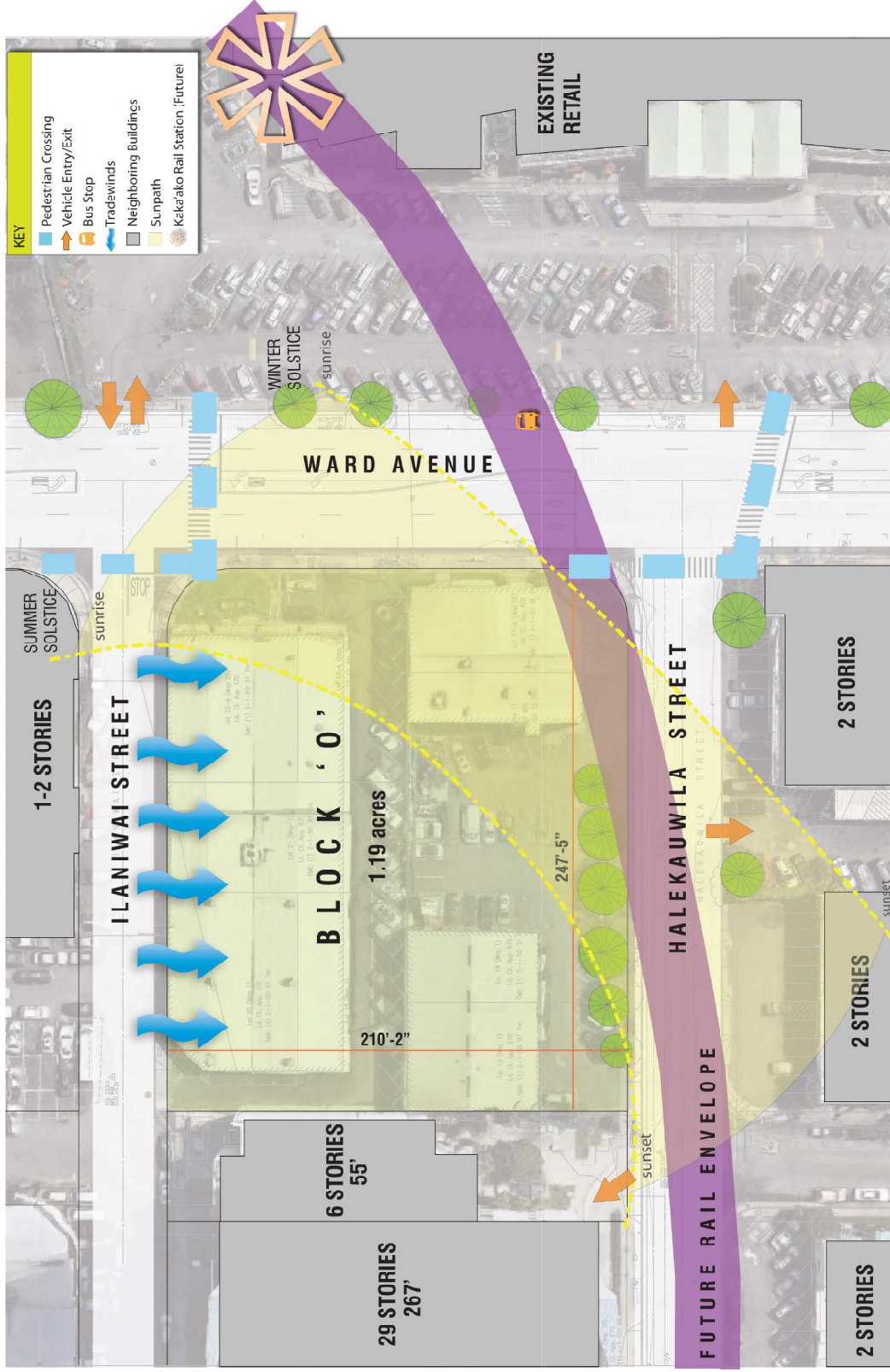
Furthermore, we hereby confirm that the Block O project is being designed to meet the *Sustainability Guidelines for the Ward Neighborhood Development*, prepared by the Rocky Mountain Institute and published February 27, 2013.

If you have any questions or require further documentation regarding compliance of the Block O project with section §15-217-59 *Green Building* or with the *Sustainability Guidelines for the Ward Neighborhood Development*, please feel free to contact me.

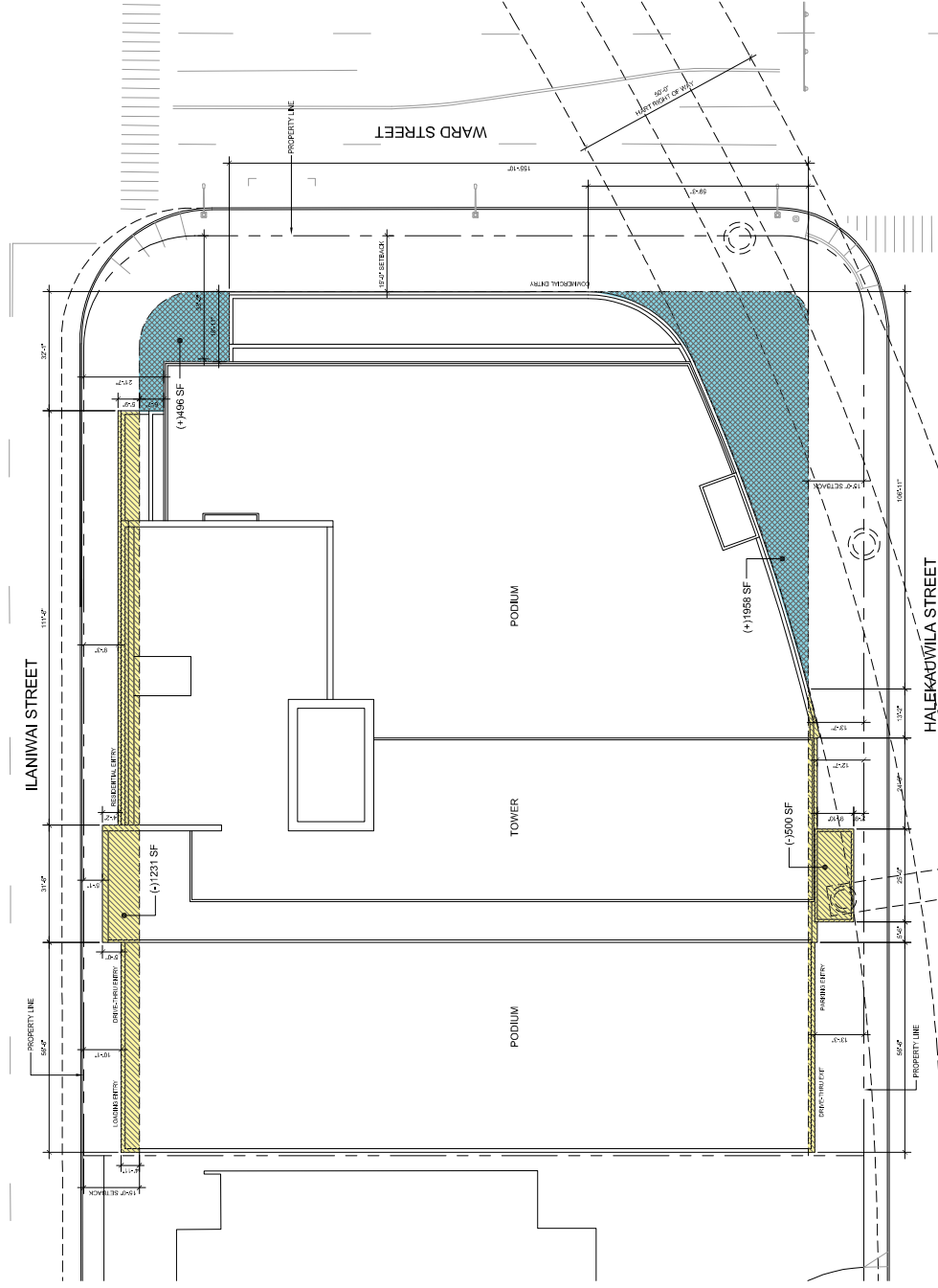
Sincerely,

A handwritten signature in blue ink, appearing to read 'Katrina Morgan'.

Katrina Morgan, Principal
Fermata Consulting, LLC



<div><div><div>CDS</div><div>CDS INTERNATIONAL</div><div>1003 Kalia Street, Suite 1400 Honolulu, Hawaii 96813 808.524.4200</div></div><div><div><div>ac martin</div><div>international</div><div></div></div><div>444 South Bower Street, Suite 1200 Honolulu, Hawaii 96813 215.682.1900/213.681.1900</div></div></div>	Ward Village - Land Block 5 - Project 1		Wind Pattern	E-11
Hawaii	Howard Hughes Corporation	Issue Date : 03 29 2013		



NOTE : ALL IDENTIFIED ENTRIES
& EXITS AT GROUND LEVEL

OCCUPIED WITHIN
SETBACK (-)1731 SF

UNOCCUPIED WITHIN
SETBACK: (+)2454 SF

SUM OF OCCUPIED VS.
UNOCCUPIED AREAS:
(+) 723 SF



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808 524 4200

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444 South Flower Street, Suite 1200
Los Angeles, CA 90071
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Ward Village - Land Block 5 - Project 1	
Hawaii	Howard Hughes Corporation

Front Yard Averaging Calculations

03 29 2013

E-12